



WOODBERRY GARDENS

WELWYN GARDEN CITY

Woodberry Gardens is a development of 13 exceptional new homes thoughtfully designed to suit your every need offering a tranquil escape from the hustle and bustle of day to day life.

Each home has been designed to create a warm and relaxing atmosphere to unwind with modern features and energy-efficient technologies providing you with the perfect balance between modern living and homely traditions.

Woodberry Gardens offers more than just a beautiful home; it provides a flourishing community for you and your family. Located in the heart of Welwyn Garden City, you will find convenience at your doorstep with a parade of local shops for your day to day essentials and King George V Playing Fields just a short walk away. Close by you will also find the Howard Shopping Centre and larger supermarkets along with both primary and secondary schools.

Don't miss this incredible opportunity and embark on a new chapter in your life at Woodberry Gardens.



**WOODBERRY
GARDENS**



DISTANCES FROM WOODBERRY GARDENS



WALKING

- King George Playing Fields
2 minutes walk
- Local shops
3-minute walk
- Holwell Primary School
6 min walk (rated good)
- Stanborough secondary School
27 min walk (rated good)
- Welwyn Garden City Mainline Station
26 min walk
- Welwyn Garden City Town Centre
25 min walk



TRAIN

- Welwyn Garden City
- Finsbury Park
22 minutes
- Kings Cross
26 minutes
- Moorgate
48mins
- Cambridge
54 mins



CAR

- A1 Motorway J5
9mins
- Hatfield House
9 mins
- Luton Airport
32 mins
- Stanstead Airport
45 mins



AT THE HEART OF WELWYN GADEN CITY

Welwyn Garden City is a truly enchanting and convenient place to call home. Nestled in the heart of Hertfordshire, this picturesque town effortlessly blends convenience and community.

As you enter Welwyn Garden City, you will be greeted by lush greenery, meticulously manicured gardens and tree-lined streets. It's serene atmosphere creates a haven of tranquillity, perfect for those seeking a peaceful retreat with easy access to surrounding cities.

Inspired by the Garden City movement, the town's architectural harmony adds a touch of timeless elegance to every corner, making you feel like you have stepped into a storybook.

For those looking for the hustle and bustle of the city, Welwyn Garden City train station connects you to the vibrant city of London in under 30 minutes proving you really do have the best of both worlds – country living and easy access to urban amenities. There is also several major road links allowing effortless journeys to nearby towns and airports.

The convenience doesn't stop with transport, boasting a vibrant town centre brimming with a charming high-street filled with shops, restaurants, bars and cafes.

So come, explore Welwyn Garden City, and experience the best of both worlds – a charming sanctuary and seamless connectivity. This is more than just a place to live; it is a place to thrive and call home.

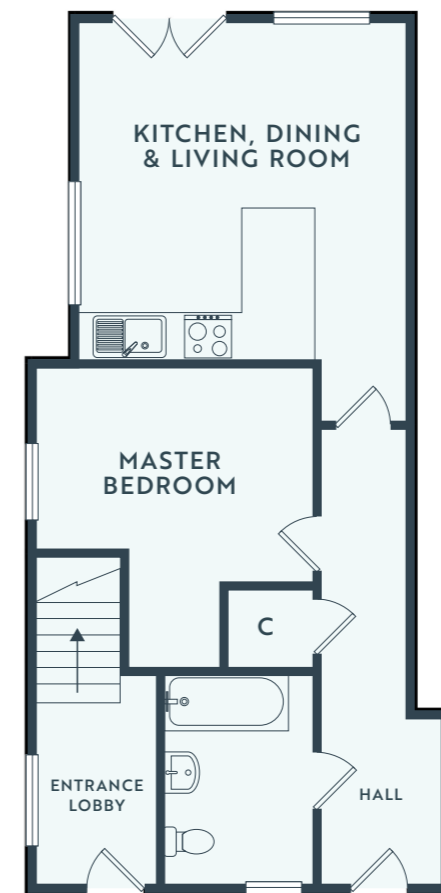




PLOTS 1 & 2



PLOTS 1 & 2 GROUND FLOOR MASSIONETTE

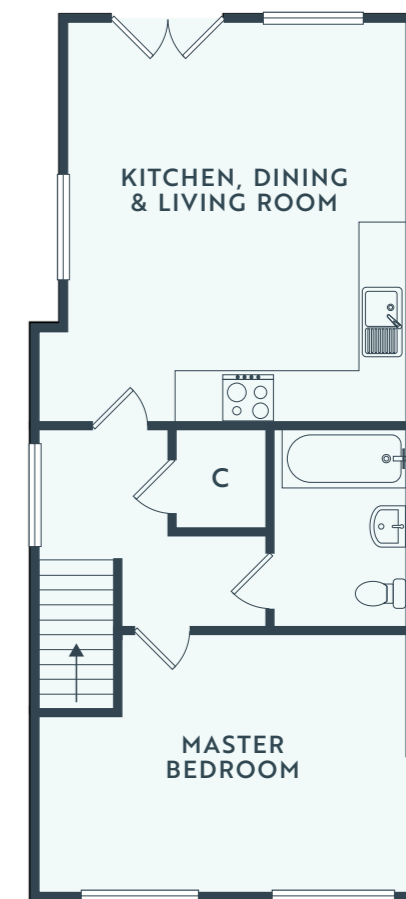


GROUND FLOOR MASSIONETTE

Kitchen / Dining & Living Room 15'5" x 14'6" / 4.70m x 4.42m
 Master Bedroom 5'8" x 12'0" / 1.79m x 3.65m

Total 544 sq.ft / 50.5 sq.m

FIRST FLOOR MASSIONETTE



FIRST FLOOR MASSIONETTE

Kitchen / Dining & Living Room 18'1" x 15'5" / 5.50m x 4.70m
 Master Bedroom 17'11" x 10'11" / 5.46m x 3.33m

Total 592 sq.ft / 60.0 sq.m

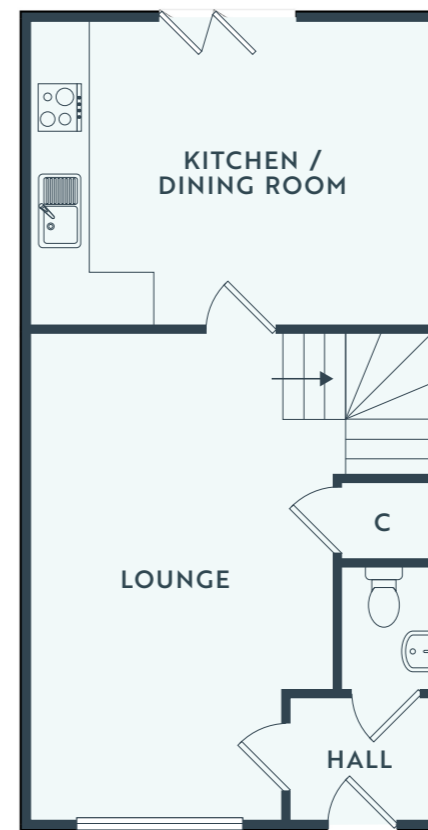
All floor area measurements are maximum and are shown in metric and imperial. They are for guide purposes only and should not be used for total accuracy, or for fitting carpeting/floor covering purposes. Purchasers or their representatives should contact the selling agent for full details. Kitchen plans are indicative only and are not intended to show the quantity or positions of appliances, base and wall units or worktops. Please ask selling agent for detailed kitchen plans.

PLOTS 3 - 7

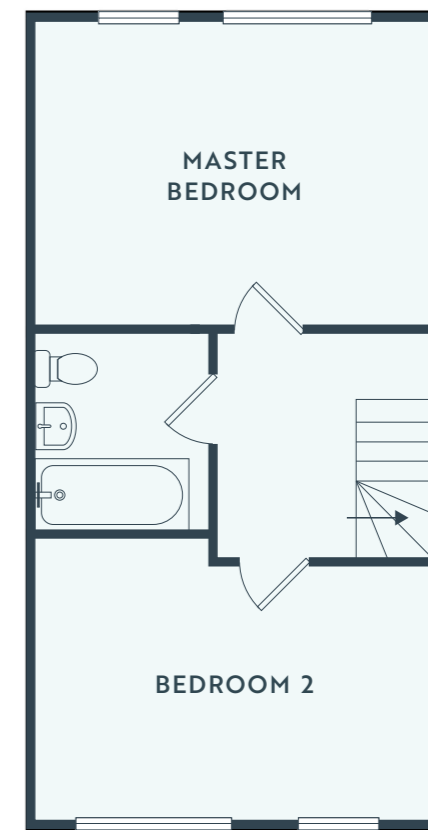


PLOTS 3 - 7

PLOTS 4 & 7 ARE HANDED



GROUND FLOOR



FIRST FLOOR

2 BEDROOM HOUSE

Kitchen / Dining Room

Lounge

Master Bedroom

Bedroom 2

14'2" x 11'3" / 4.31m x 3.44m

20'0" x 10'3" / 6.09m x 3.13m

14'2" x 11'3" / 4.31m x 3.44m

11'9" x 14'1" / 3.64m x 4.3m

Total 872 sq.ft / 81.0 sq.m

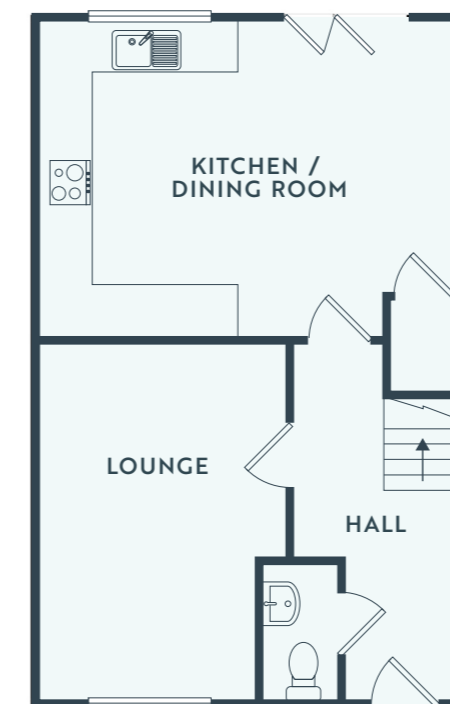
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PLOTS 8 – 13

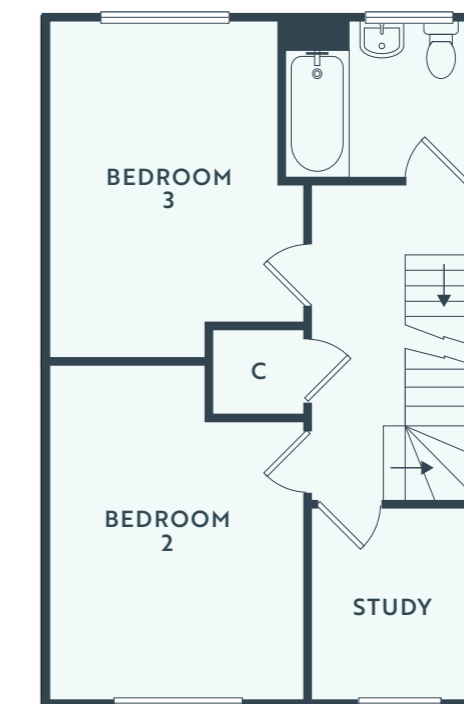


PLOTS 8 – 13

PLOTS 9, 10 & 13 ARE HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THREE BEDROOM HOUSE

Kitchen / Dining Room	17'5" x 12'7" / 5.33m x 3.89m	Bedroom 3	13'6" x 9'4" / 4.16m x 2.88m
Lounge	8'9" x 14'4" / 2.72m x 4.40m	Study	7'6" x 6'9" / 2.34m x 2.13m
Master Bedroom	13'8" x 11'3" x 4.20m x 3.44m		
Bedroom 2	6'1" x 13'5" / 1.87m x 4.12m		
			Total 1249 sq.ft / 116.0 sq.m

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SPECIFICATION

GROUND FLOOR

KITCHEN

- Howdens Chelford range kitchen units
- Howdens quartz worktop
- Stainless steel 1.5 bowl sink
- Bosch induction hob and oven.
- Canopy extractor
- AEG integrated fridge/freezer
- Bosch integrated washing machine
- Integrated tumble dryer
- Bosch integrated dishwasher
- Under cabinet lighting
- White downlights to the ceiling

CLOAKROOM

- Duravit sanitaryware
- White vanity unit
- White sink with chrome taps
- Toilet roll holder
- Wall mirror

FIRST FLOOR

BATHROOM

- Duravit sanitaryware
- White bath with Hansgrohe wall-mounted taps
- White vanity unit
- White sink with chrome taps
- Thermostatic Hansgrohe shower to the shower area with a glass shower screen
- Dual heated towel rail
- Wall mirror
- Toilet roll holder

EN-SUITE

- Duravit sanitaryware
- White vanity unit
- White sink with chrome taps
- White shower tray and glass shower door
- Thermostatic shower to the shower area
- Dual heated towel rail
- Wall mirror
- Toilet roll holder

GENERAL

FLOORING

- Herringbone engineered oak wood floor to the ground floor excluding the cloakroom
- Carpets to the stairs, landing and all bedrooms (including storage cupboards)
- Porcelanosa floor tiles to the cloakroom, bathroom and en-suite

INTERNAL DECORATION

- Dulux Dusted Moss 3 to all walls except kitchen, WC, bathroom and en-suite
- White walls to the kitchen, WC, bathroom and en-suite
- White ceilings throughout the property
- White woodwork throughout the property (including skirting board)
- Dordogne internal doors
- Dorgogne full glazed internal doors to the kitchen and lounge
- Loft ladder

HEATING

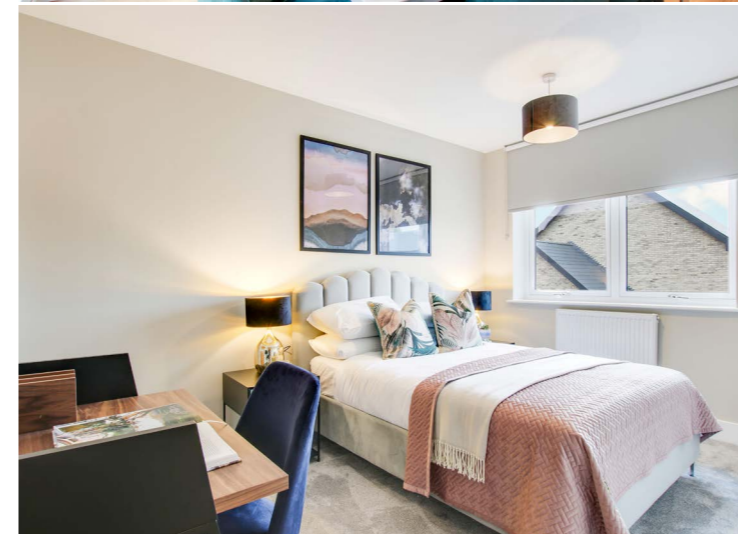
- Underfloor heating to the ground floor
- White radiators to the first floor
- Combi boiler

ELECTRICAL

- White pendant light fittings to all rooms except the kitchen and bathrooms
- White downlights to the kitchen and bathrooms
- White light switches
- White wall sockets

EXTERNAL

- Stainless steel door number to the front
- Lighting to the front and rear of the property
- Car charging unit/port
- Water tap to the rear
- Power socket to the rear
- Garden cleared and rotavated
- Shed to the rear garden
- Patio laid to the rear garden





For further details please contact our preferred selling agent

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HERTS LIVING

Herts Living is a dedicated Hertfordshire based developer providing sustainably built homes enhancing the surroundings and creating communities.

Our homes are individually designed to complement not only the area they are built in, but also the busy lifestyles of our buyers.

We want you to love your Herts living home as much as we enjoyed creating it.

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