



PUTTERILLS

est. 1992

6 Maran Avenue, Welwyn, Hertfordshire, AL6 9HS
Guide Price £450,000

PROPERTY SUMMARY

Within this well-connected village setting, this three-bedroom semi-detached home offers a straightforward opportunity to modernise and add value. Previously used as a rental, it now provides a solid base with clear scope to update and extend (STPP), making it an appealing prospect for both homeowners and investors.

The ground floor is arranged for practical living, with a convenient bathroom and a well-proportioned kitchen that offers potential to be reconfigured into a more contemporary open-plan space. A bright conservatory extends the living area and draws in natural light, opening directly onto the rear garden and creating a natural flow between inside and out.

Upstairs, there are three bedrooms, including a principal bedroom with en-suite. The additional rooms offer flexibility for family use, guests, or home working, supported by the existing layout. Outside, a private driveway provides off-street parking for multiple vehicles, a valuable feature in this village setting. The rear garden offers privacy and space, with further potential to landscape or enhance over time.

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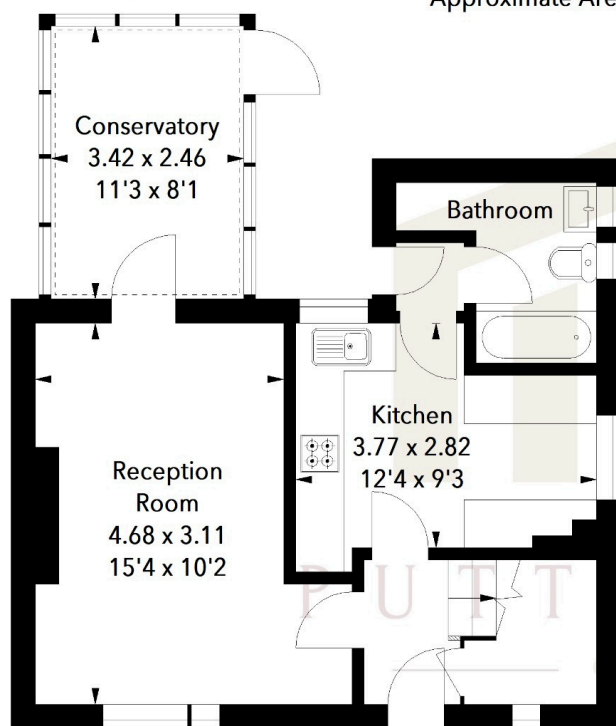




Maran Avenue, AL6

Approximate Area = 74.32 sq m / 800 sq ft

Ground Floor



First Floor

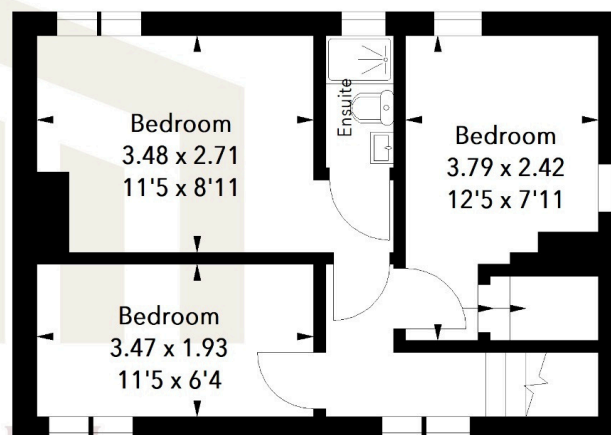


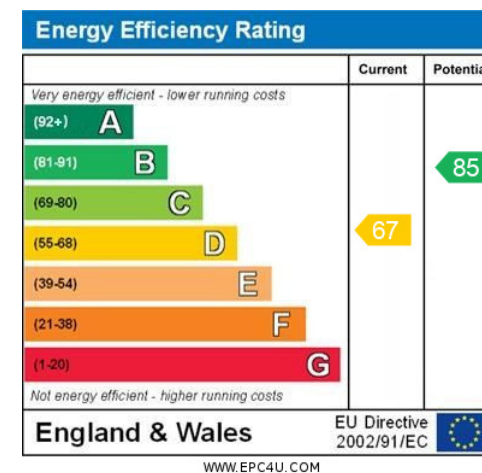
Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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LOCAL AUTHORITY
Welwyn Hatfield

TENURE Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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