

 3 bedrooms

 1 bathroom

 2 receptions

Freehold



 **ashtons**  
for life's great moves

Ascots Lane, Welwyn Garden City, AL7 4HL

**Guide price of £570,000**



### Description

Ascots Green is developing a new community of 340 traditionally-inspired homes, offering the perfect blend of rural and urban living. Ranging from one-bedroom apartments to five-bedroom family homes, these properties cater to diverse lifestyles. \*Off-Plan Reservations Underway – Arrange an Appointment to Discuss Today!\* Plot 1046, Park Cottage features a 3-bedroom end of terrace property measuring 1,001 sq ft. The development is set around a central square with 47 acres of open space, drawing architectural inspiration from the local area while respecting natural features to create a distinct identity. The homes blend local vernacular with modern materials and cutting-edge technology. Residents will enjoy access to cultural and retail offerings, a new home for Hatfield & Crusaders cricket club, large open spaces, a community orchard, and playgrounds. Please note: Photographs shown are from a previous development and are for illustrative purposes only. CGIs and floorplans may change. For accurate and current details, consult the sales team.

### Location

Ascots Green sits between charming towns and lush spaces. With Welwyn & Hatfield nearby, enjoy top shops and dining options. Hertford is a short trip, offering scenic landscapes and golf. Explore historic Hatfield Park and nearby walks year-round.

Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.





## Ascots Green

## Park Cottage - Type 1 3 bedroom home

Plots as drawn: 1043 and 1045  
Handed: 1044 and 1046

93.6 sq.m / 1,008 sq.ft



ST: Store WC: Water Closet HWC: Hot Water Cylinder

DIMENSIONS	m	ft
Living	5.52m x 3.24m	18'1" x 10'7"
Kitchen/Dining	5.54m x 2.85m	18'2" x 9'4"

DIMENSIONS	m	ft
Bedroom 1	4.76m x 2.75m	15'7" x 9'0"
Bedroom 2	3.62m x 3.36m	11'10" x 10'10"
Bedroom 3	3.45m x 2.70m	11'4" x 8'10"
Bathroom	2.15m x 2.00m	7'0" x 6'6"



01707 515 001 | [ascotsgreen@placesforpeople.co.uk](mailto:ascotsgreen@placesforpeople.co.uk)  
Ascots Lane, Welwyn Hatfield AL7 4HL

Please note: All layouts and floor plans, configurations, maps and information are intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct details.

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.



01462 453195 | [newhomes@ashtons.co.uk](mailto:newhomes@ashtons.co.uk) | [ashtons.co.uk](https://ashtons.co.uk)

Berkhamsted | Harpenden | Hertford | Hitchin | Redbourn | St Albans | Welwyn Garden City