



3 bedrooms



1 bathroom



2 receptions



EPC Band B

Freehold



Description

Ascots Green, inspired by Sir Ebenezer Howard's vision, offers a new community of 340 homes, blending rural and urban living. From one-bedroom apartments to five-bedroom homes, off-plan reservations are now underway. Plot 1049, The Lensfield, is a 3-bed semi-detached property with 1,001 sq ft and a west-facing garden. The development features a central square with 47 acres of open space, architectural designs reflecting the local area, and respects natural features. Homes are inspired by the local vernacular of the Garden City, using modern materials and technology. Residents will have access to diverse cultural and retail experiences, a new home for Hatfield & Crusaders cricket club, large open spaces, a community orchard, and playgrounds. Disclaimer: Photos are illustrative from previous developments; CGIs and floorplans may change. For accurate details, please consult the sales team.

Location

Ascots Green is nestled between charming towns and green spaces. With Welwyn, Hatfield, and Hertford nearby, enjoy shops, restaurants, scenic walks, and golf courses. Discover historic Hatfield Park and woodland with beautiful seasonal walks.

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

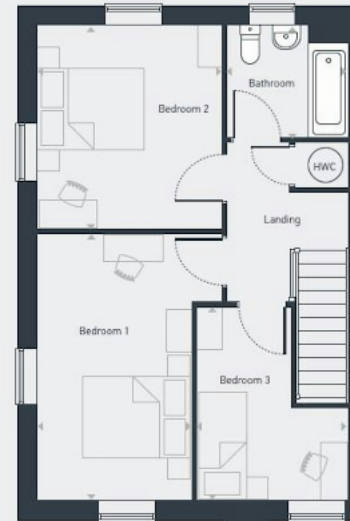
Plot as drawn: 1049
Handed: 1050

The Lensfield 3 bedroom home

93.4 sq.m / 1,005 sq.ft



GROUND FLOOR



FIRST FLOOR

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

| DIMENSIONS | m | ft |
|----------------|---------------|---------------|
| Living | 5.52m x 3.22m | 18'1" x 10'6" |
| Kitchen/Dining | 5.52m x 2.85m | 18'1" x 9'4" |

| DIMENSIONS | m | ft |
|------------|---------------|----------------|
| Bedroom 1 | 4.76m x 2.75m | 15'7" x 9'0" |
| Bedroom 2 | 3.62m x 3.28m | 11'10" x 10'9" |
| Bedroom 3 | 3.45m x 2.68m | 11'4" x 8'9" |
| Bathroom | 2.15m x 2.00m | 7'0" x 6'6" |

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.