

 4 Bedrooms

 2 Bathrooms

 1 Reception

 EPC Band B

Freehold

Council Tax Band:
E £2,800.97 (2025-2026)

Local Authority:
Welwyn Hatfield Borough Council



Spacious 4-bed townhouse in popular cul-de-sac, walking distance to town centre & station. Benefits: allocated parking, 2 bathrooms, heated outbuilding. Chain free.

Description

This modern four-bedroom end of terrace property is located near Welwyn Garden City's town centre. Spread over three floors, it offers balanced accommodation throughout. The ground floor features a separate kitchen/breakfast room, complete with space for integrated appliances and ample storage. A spacious living room with bi-folding doors leads to the low-maintenance rear garden, perfect for gatherings. A guest cloakroom adds convenience. On the first floor are two well-sized bedrooms and a sleek family bathroom with a white three-piece suite. The second floor houses the principal bedroom with an en-suite shower room and built-in storage, plus another generous double bedroom. Outside, there's off-street parking at the front and a well-maintained rear garden with lawn and patio area with a retractable awning. A large insulated outbuilding with heating and power provides versatile space.

Location

Birkin Court is a tranquil cul-de-sac just minutes from rail services and town centre amenities like John Lewis and the Howard Shopping Centre. Easy access to the A1(M), M25, and A414.

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.

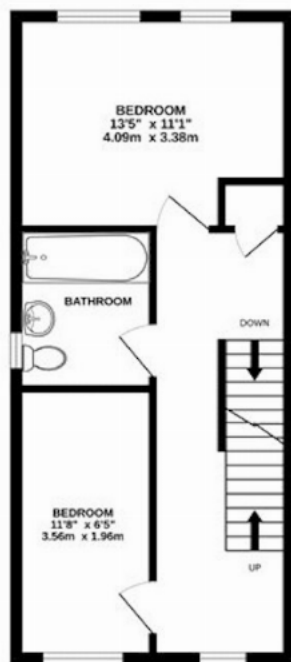








GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



2ND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



OUTBUILDING
161 sq.ft. (15.0 sq.m.) approx.

TOTAL FLOOR AREA : 1379 sq.ft. (128.1 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

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.