



3 Bedrooms



1 Bathroom



2 Receptions



Private Garden



On-Street

Freehold

Council Tax Band:
D £2,291.70 (2025-2026)

Local Authority:
Welwyn Hatfield Borough Council

Spacious three bedroom terrace home with downstairs cloakroom and study, close to popular primary schooling.

Description

This home boasts open plan living, spacious accommodation, and a rear boundary adjoining open common land. Features for comfort include double glazing, gas radiator heating, and a downstairs cloakroom. The ground floor offers a kitchen, separate utility area, and compact study room. The first floor has well-proportioned bedrooms and a bathroom with a separate shower, complemented by thermostatically controlled radiators. Back bedrooms provide views over a small park and open common land, accessible from the enclosed back garden, featuring a patio at the rear side and decking at the rear.

Location

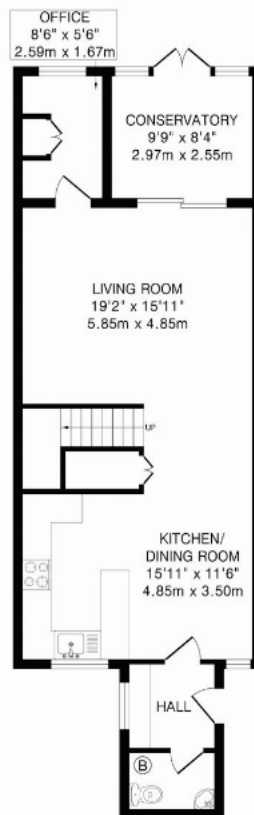
Located in Panshanger, this property offers proximity to Panshanger Primary School and a local shop. Countryside walks, a golf course, and major road links are nearby. Town centre shopping and the mainline rail station are just a short drive away.

Assured move - This property is sold with the benefit of Assured Move from Ashtons. Assured Move has been designed specifically to speed up property transactions, reduce stress and create more certainty for both buyers and sellers. With Assured Move the timeframe from sale agreed to exchange of contracts can potentially be halved as the legal work is undertaken in advance of the sale. Upon acceptance of your offer, you will be requested to make a non-refundable payment of £395 plus VAT for the legal pack. The pre-approved legal pack issued to the buyer's solicitor includes: - Land Registry Title Document - Land Registry Title Plan - Pre-prepared Sale Contract - Property Information Form (TA6) - Fittings and Contents Form (TA10) - Personal Search - The pack also contains an exclusivity agreement granting the buyer a pre-agreed period of exclusivity to buy the property and preventing the seller from selling to anyone else. The payment does not form part of the purchase price, and a copy of the Reservation and Exclusivity Agreement is available upon request from Ashtons. You are advised to take legal advice before entering into the Agreement.









Ground Floor
705 sq.ft.(65.5 sq.m)approx.



First Floor
498 sq.ft.(46.2 sq.m)approx.

TOTAL FLOOR AREA: 1203 sq.ft.(111.7 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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