



3 bedrooms



1 bathroom



1 reception



Private Garden



Driveway



EPC Band C

Freehold

Council Tax Band:
C £2,037.07 (25/26)

Local Authority:
Welwyn & Hatfield



3-bed house, off-street parking for 2, well located for town amenities & transport, no onward chain.

Description

A well-presented three-bedroom home located in a quiet cul-de-sac, close to the town centre and mainline station. The ground floor features a welcoming reception room, a spacious kitchen, and a convenient guest WC. Upstairs, there are three generously sized bedrooms and a modern family bathroom. Externally, the home benefits from off-street parking for two vehicles and a low-maintenance rear garden with a desirable south-west facing aspect, ideal for outdoor relaxation. Offered with no onward chain, this property is perfect for families, professionals, or investors alike.

Location

Woodhall Court is a peaceful cul-de-sac just 5 mins walk from the rail station (London Kings Cross 28 mins) and Welwyn Garden town centre. Close to top schools, major road links, and excellent retail including Waitrose, John Lewis, and Howard Centre.

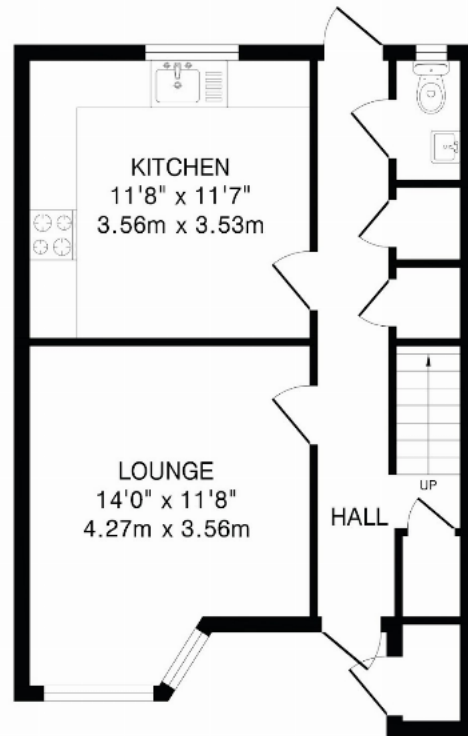
Buyers Information

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.

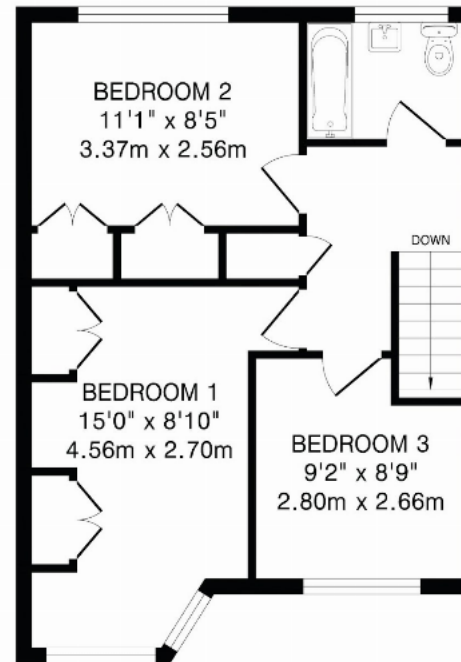








Ground Floor
445 sq.ft.(41.3 sq.m)approx.



First Floor
435 sq.ft.(40.3 sq.m)approx.

TOTAL FLOOR AREA: 880 sq.ft.(81.6 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.

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.