






-  4 Bedrooms
-  2 Bathrooms
-  3 Receptions
-  South-East
-  Driveway

Freehold

Council Tax Band:
F £3,310.24 (2025/2026)

Local Authority:
Welwyn/Hatfield



Four bedroom detached family home, three reception rooms, well presented, situated in a peaceful cul-de-sac.

Description

This delightful detached family home features a downstairs cloakroom and utility room next to a modern kitchen with ample worktop space. The spacious living room leads to a dining room at the rear, providing access to the kitchen. A versatile third reception room offers additional accommodation on the ground floor. Upstairs, the main bedroom includes an en suite shower room. Three further bright bedrooms are served by a modern family bathroom. Double glazing and gas to radiator heating are installed throughout for comfort and economy. The exterior boasts a good-sized southeast-facing rear garden, mainly laid to lawn. At the front, a driveway offers off-street parking, leading to a garage space for storage.

Location

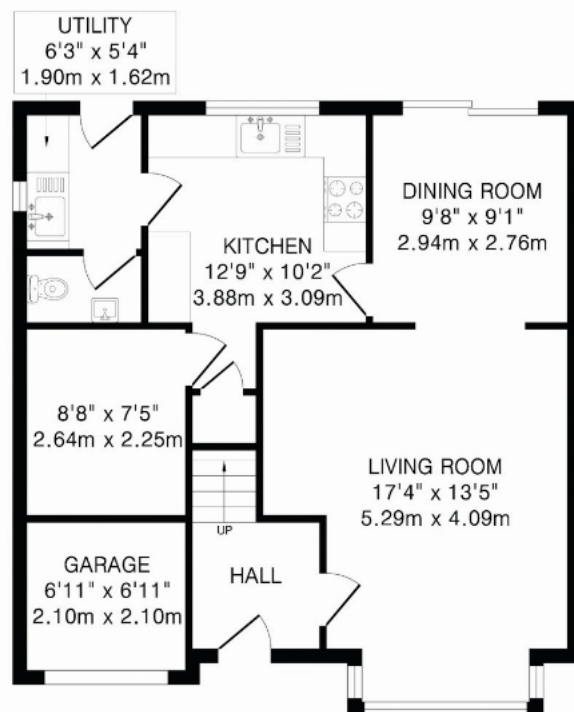
Coltsfoot offers a quiet, family-friendly setting with excellent local amenities. Residents enjoy nearby schools, parks, and shopping facilities, along with easy access to major road links and Welwyn Garden City town centre & station.

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.

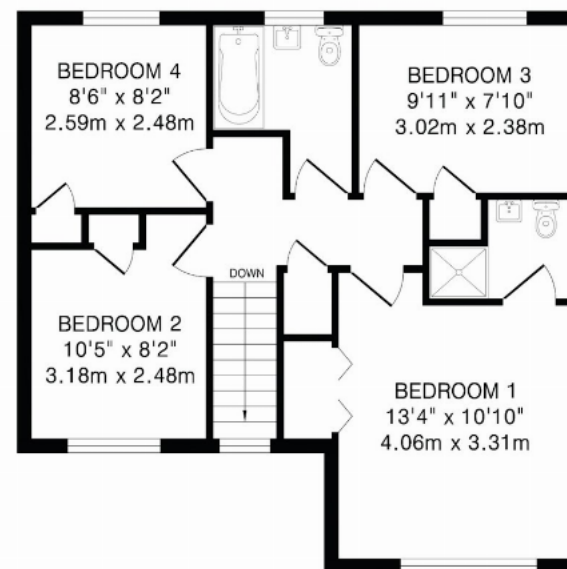








Ground Floor
652 sq.ft.(60.5 sq.m)approx.



First Floor
545 sq.ft.(50.6 sq.m)approx.

TOTAL FLOOR AREA: 1197 sq.ft.(111.1 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.