



3 bedrooms



1 bathroom



1 reception



Private Garden



Garage & Driveway

Freehold

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

Local Authority:  
Welwyn/Hatfield





This well presented family home with 3 bedrooms, an attractive garden, and a garage is situated in peaceful surroundings on the east side of Welwyn Garden City.

### Description

Downstairs, a W/C is conveniently located off a welcoming hallway, which leads to a bright kitchen/dining room at the rear and a generous dual aspect living room with a bay window and French doors to the attractive rear garden. On the first floor, three bedrooms are served by a modern family shower room. A driveway at the front provides off-street parking.

### Location

Birchall Wood lies in Panshanger, eastern Welwyn Garden. This tranquil cul-de-sac offers access to woodland walks, Morrisons, surgeries, and post office. Close to A414, A1(M), town centre amenities, and WGC train to London (25 mins).



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.

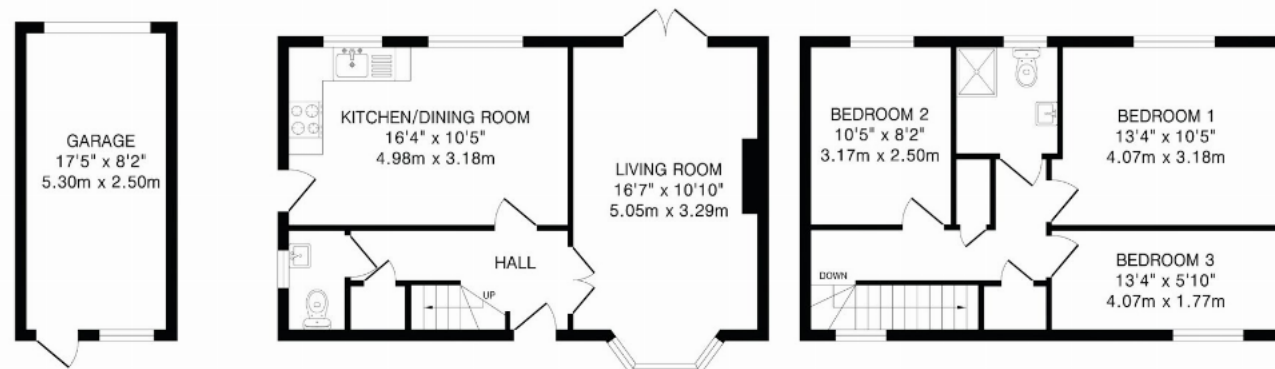












Garage  
143 sq.ft.(13.2 sq.m)approx.

Ground Floor  
465 sq.ft.(43.1 sq.m)approx.

First Floor  
454 sq.ft.(42.2 sq.m)approx.

TOTAL FLOOR AREA: 1062 sq.ft.(98.5 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.