 2 bedrooms

 1 bathroom

 1 reception

 EPC Band C

Freehold

Council Tax Band:
C £2,037.07 (2025-2026)

Local Authority:
Welwyn Hatfield Borough Council



UNEXPECTEDLY AVAILABLE AGAIN! Rare 2-bed semi-detached home, chain free, well-balanced living space, large mature garden, excellent summer house/office, in cul-de-sac overlooking a pretty tree.

Description

UNEXPECTEDLY AVAILABLE AGAIN! This charming home boasts a spacious, sunlit lounge leading into a modern kitchen with a breakfast bar, ample pantry/storage, and a convenient cloakroom. A side porch offers access to a large external utility room and an additional storage cupboard. Upstairs, a contemporary fully-tiled bathroom serves two bedrooms. The primary bedroom features open wardrobe storage and a vanity area, while the second bedroom includes two floor-to-ceiling double wardrobes. Extra storage is available in the former airing cupboard and the boarded loft. The mature rear garden includes a fully powered summerhouse, perfect as a home office/gym, and patios ideal for entertaining. There's potential for extension on the ground floor or loft, subject to planning permission. The front garden overlooks a tranquil tree-lined green at the end of a quiet cul-de-sac with ample (unallocated) parking for residents.

Location

Twelve Acres is just over a mile from Welwyn Garden town centre with amenities like John Lewis, The Howard Shopping Centre, and a train station (27 mins to London Kings Cross). Nearby are schools, Gosling Sports Centre, Stanborough Lakes, and more.

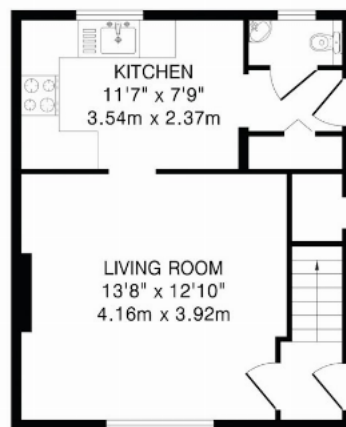
Buyers Information

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.



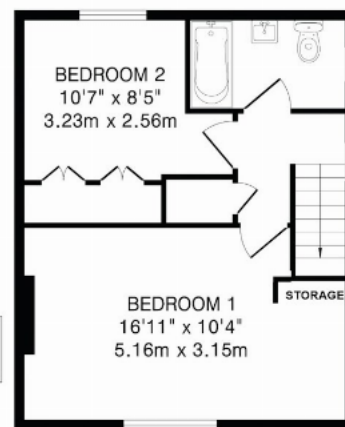






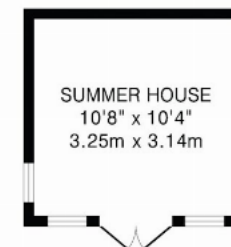
Ground Floor

381 sq.ft.(35.3 sq.m)approx.



First Floor

350 sq.ft.(32.5 sq.m)approx.



Outbuilding

110 sq.ft.(10.2 sq.m)approx.

TOTAL FLOOR AREA: 841 sq.10.ft.(78.0 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.