

 4 bedrooms

 2 bathrooms

 4 receptions

 Private Garden

 Driveway

 EPC Band D

Freehold

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

Local Authority:
Welwyn/Hatfield



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Gresley Close, Welwyn Garden City, Hertfordshire, AL8 7QA
Offers in excess of £700,000

Spacious detached family home in desirable west side of Welwyn Garden City, offered chain-free.

Description

The ground floor features four reception rooms, including a spacious living room and a bright conservatory. The family-orientated layout allows the conservatory to be accessed from both the kitchen and the adjacent dining room, with double doors leading from the dining room into the lounge. Upstairs, there is a modern family bathroom and four well-proportioned bedrooms, all with fitted wardrobes. The principal bedroom boasts the luxury of an en-suite shower room. The pleasant rear garden is mainly laid to lawn with a sizeable patio, while the front offers a driveway with parking for three vehicles.

Location

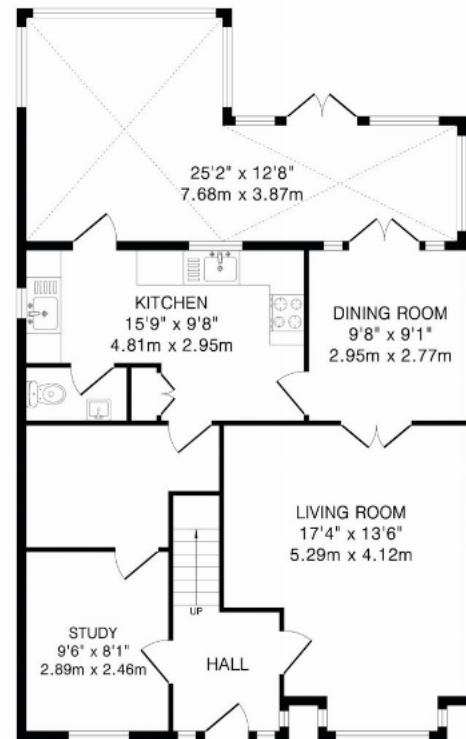
Gresley Close, situated in the heart of the coveted 'West Side', is near Templewood Primary School and a short walk to the town centre's amenities, including John Lewis, the Howard Shopping Centre, and mainline rail services to London.

Buyers Information: - 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
919 sq.ft.(85.3 sq.m)approx.



First Floor
532 sq.ft.(49.4 sq.m)approx.

TOTAL FLOOR AREA: 1451 sq.ft.(134.7 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.

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.