

 4 Bedrooms

 2 Bathrooms

 3 Receptions

 Private Garden

 Garage/Drive

 EPC Band C

Freehold

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

Local Authority:  
Welwyn Hatfield Borough Council



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Russellcroft Road, Welwyn Garden City, Hertfordshire, AL8 6QY  
Guide price of £1,450,000

Handsome, substantial family residence in a prime, central Welwyn Garden location.

### Description

This impressive, traditional detached property enjoys a central location, with easy access to town centre amenities. The well-balanced accommodation has been thoughtfully extended. The ground floor offers a generous hallway, a study, a downstairs W/C, and a bright, spacious kitchen/dining room at the rear, leading into an elegant living room. Three sets of French doors open onto the expansive rear patio with a delightful covered seating area, ideal for entertaining, and a charming, secluded garden. The attractive annexe in the garden serves as a guest bedroom with an en-suite shower room. Upstairs, the largest bedroom features a superb dressing room and en-suite shower room, with three further sizeable bedrooms served by a modern family bathroom. Externally, the front has a garage and a hard-standing driveway alongside a tidy garden, enhancing the property's attractive frontage.

### Location

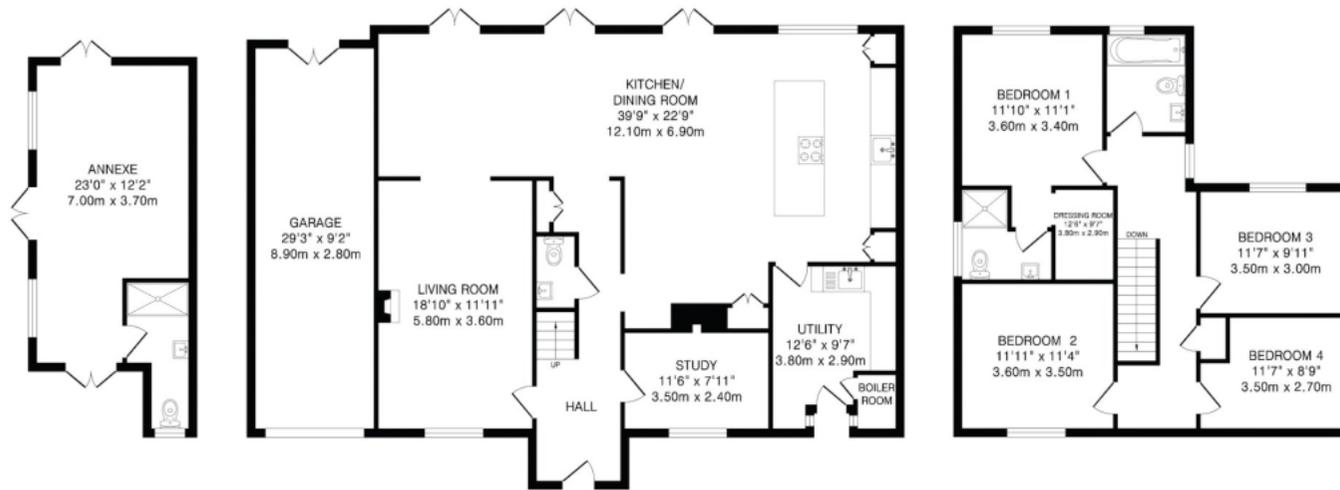
Russellcroft Road is one of the premier turnings in the heart of the sought after 'West Side', particularly well placed, a couple of hundred metres from the town centre and surrounded by good quality housing stock.



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Annexe  
283 sq.ft.(26.2 sq.m)approx.

Ground Floor  
1501 sq.ft.(139.6 sq.m)approx.

First Floor  
761 sq.ft.(70.7 sq.m)approx.

TOTAL FLOOR AREA: 2546 sq.ft.(236.5 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.

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