


 3 Bedrooms

 1 Bathroom

 2 Receptions

 EPC Band C

Freehold

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

Local Authority:
Welwyn/Hatfield



BACK TO MARKET! Well presented, extended 3-bed home with generous living space, a west-facing garden, close to shops, schools, town centre and transport links.

Description

BACK TO MARKET! This well-proportioned family home has been extended to the rear, enhancing the spacious living area. It features a contemporary kitchen with stylish wall and base units, plus a utility room. A 20ft living room opens into the dining area, with bi-fold doors offering flexible use of space - perfect for open-plan living or a private setting. A guest WC completes the ground floor. Upstairs, find three generously sized bedrooms and a modern bathroom with a white three-piece suite. Outside, the west-facing garden is ideal for outdoor entertaining or alfresco dining. Agents Note: Parking restrictions Mon-Fri 8am-6pm, residents' only permits available.

Location

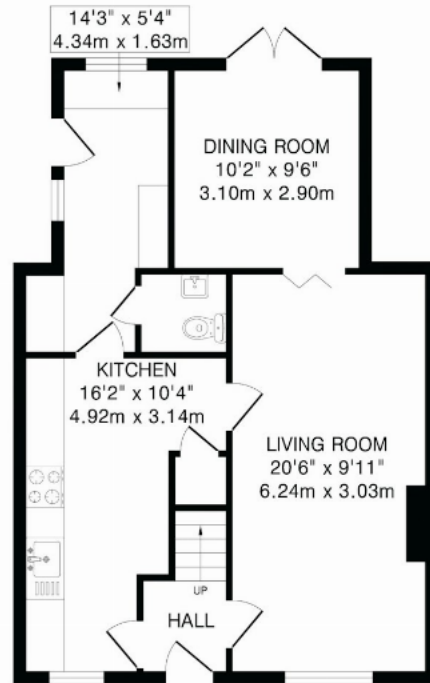
Lodgefield is about a mile north of Welwyn Garden City town centre with its rail link and extensive shopping. Situated in a quiet cul-de-sac near Shire Park Business Park, it's close to local shops and good schools, with Welwyn North station nearby.



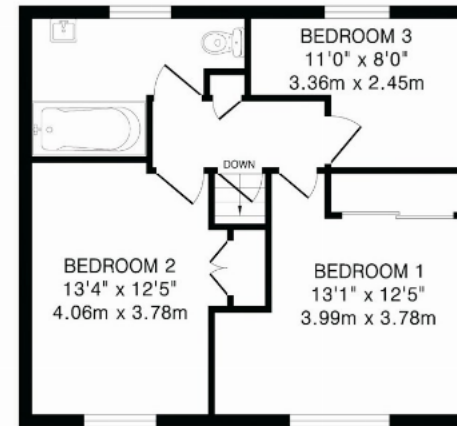
Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







Ground Floor
580 sq.ft.(53.9 sq.m)approx.



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

TOTAL FLOOR AREA: 1035 sq.ft.(96.1 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.