 3 bedrooms

 1 bathroom

 2 receptions

 Private Garden

 Garage

 EPC Band D

Freehold

Council Tax Band:  
D £2,371.27 (2025-2026)

Local Authority:  
Welwyn/Hatfield





Spacious family home by a delightful green in desirable Welwyn village, with large rear garden and garage.

### Description

Downstairs, the property features three large rooms: a fitted kitchen with a range of units, ample worktop space, and a butler sink; a living room with an attractive fireplace; and a spacious conservatory with doors to a fitted cupboard and a cloakroom. French doors in the conservatory open onto a rear patio with steps to a large lawn. The rear garden is private and west-facing, with a garage at the far end. A covered walkway alongside the garage leads to a parking space at the rear. There is shared access along the property's side from front to back, and the sizeable front garden is laid to lawn. On the first floor, three bedrooms are served by a family shower room with a heated towel rail. All bedrooms have built-in wardrobes, and the smallest room also includes additional shelving for added convenience.

### Location

The Crescent is in desirable Welwyn village, offering amenities like excellent schools, sports facilities, shops, eateries, a dentist, and GP. A1(M) is under 0.5 miles; Welwyn North station is 2 miles away—London Kings Cross 21 mins by fast train.

### 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.



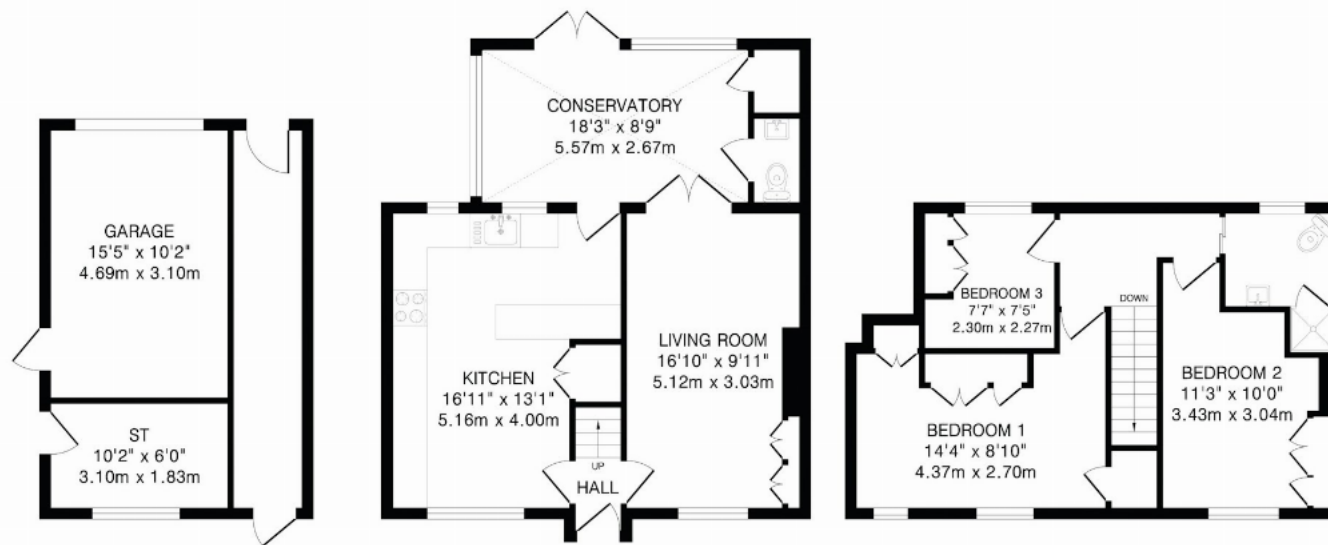












Garage  
313 sq.ft.(29.1 sq.m)approx.

Ground Floor  
571 sq.ft.(53.0 sq.m)approx.

First Floor  
440 sq.ft.(40.8 sq.m)approx.

TOTAL FLOOR AREA: 1324 sq.ft.(122.9 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.