



3 Bedrooms



1 Bathroom



1 Reception



EPC Band D

Freehold

Council Tax Band:  
C £2,111.65 (2025-2026)

Local Authority:  
Welwyn Hatfield Borough Council

Well-presented, spacious family home with a delightful secluded rear garden and two useful outbuildings.

### Description

A welcoming entrance hall leads to a bright, modern kitchen at the front and a spacious sitting/dining room at the rear, with patio doors opening to a superb garden. This large, private outdoor space is mainly lawned, with a sunny patio and two sizeable outbuildings. Upstairs, three good-sized bedrooms are served by a fully-tiled, modern family bathroom. The largest bedroom benefits from fitted wardrobes. Agents Note - Parking permits are required.

### Location

Indells, in Roe Green, Hatfield, is near major roads (A1(M), M25). Hatfield offers schools, shops, leisure, and easy access to St. Albans and Welwyn Garden City. Train links to London from Hatfield station. Visit historic Hatfield House 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.







TOTAL FLOOR AREA: 1040 sq.ft.(96.4 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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