
 4 bedrooms

 1 bathroom

 2 receptions

 Private Garden

 Garage/Drive

 EPC Band E

Freehold

Council Tax Band:  
E £2,800.97 (2025/26)

Local Authority:  
Welwyn Hatfield Council





Four-bedroom detached house in sought-after cul-de-sac, with garage, off-street parking, and no onward chain, offering excellent potential as a family home.

### Description

Spacious four-bedroom detached home offering excellent potential and in a prime location. Offered chain free, this generously proportioned residence presents a fantastic opportunity for buyers seeking a substantial family home with scope to renovate and add value. The property features a generous lounge, a spacious kitchen/diner, a guest WC, and a separate utility room. Upstairs, you'll find four good-sized bedrooms served by a four-piece family bathroom. Additional benefits include a garage, ample living space throughout, and a sought-after location within the catchment area for excellent local schools. With easy access to Welwyn North mainline station, this home is ideal for commuters and families alike.

### Location

16 Rosedale, in a quiet Welwyn Garden City area, offers excellent local amenities and schools. Close to the town centre and walking distance to Welwyn North station, it provides convenient links to London and surrounding areas.

### 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.

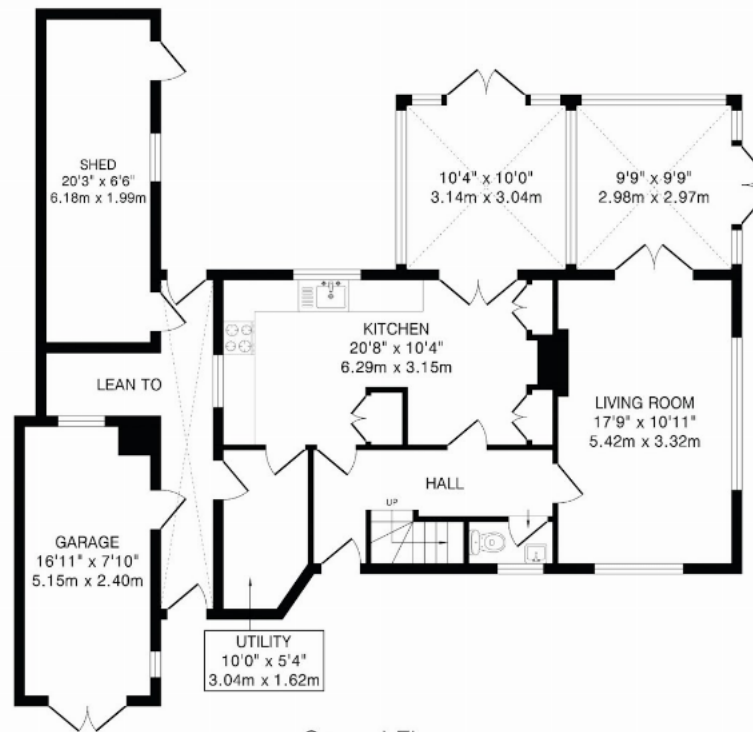




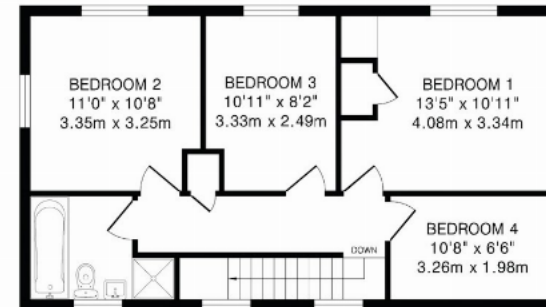








Ground Floor  
1068 sq.ft.(99.1 sq.m)approx.



First Floor  
585 sq.ft.(54.3 sq.m)approx.

TOTAL FLOOR AREA: 1387 sq.ft.(128.8 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.