



4 Bedrooms



2 Bathrooms



2 Receptions



Private Garden



Garage/Drive



EPC Band B

Freehold

Council Tax Band:
E £2,800.97 (2025-2026)

Local Authority:
Welwyn/Hatfield



A well-presented, spacious family home with accommodation over three floors.

Description

This delightful, modern property benefits from a family-orientated, open plan layout downstairs. The bright kitchen/sitting/dining room presents French doors out onto the private rear garden, and a W/C is conveniently located at the foot of the stairs with the additional benefit of two storage cupboards. On the second floor, three bedrooms are served by a modern family bathroom, and a second flight of stairs leads up to the main bedroom with a stylish en-suite shower room. Externally, to the side of the property, a drive provides space to park two vehicles in front of the garage. The NHBC warranty is still valid for another 7 years.

Location

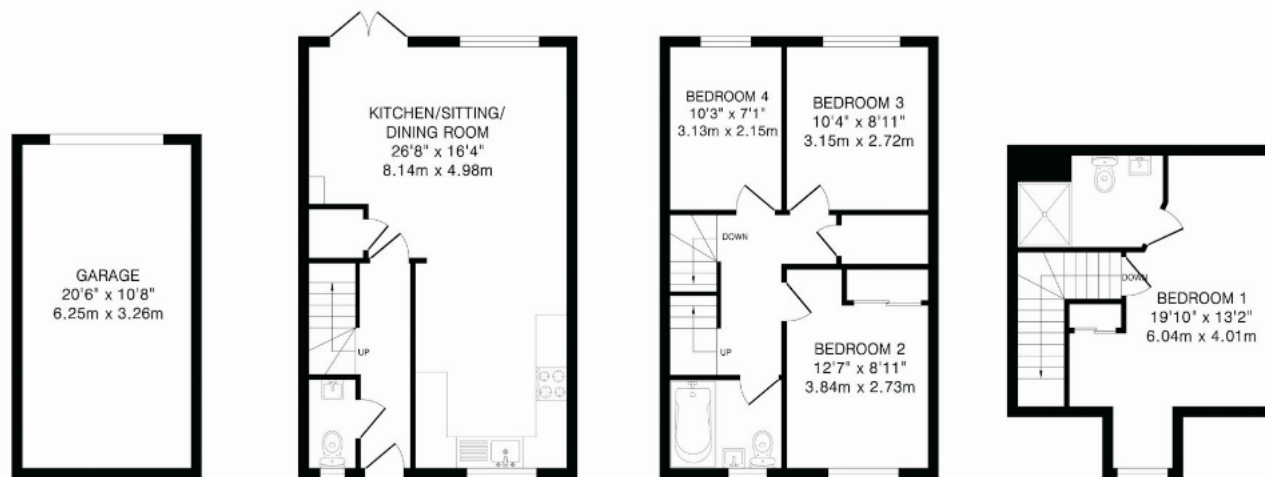
Perkins Way, on the edge of Haldens, Welwyn Garden City, offers new homes near shops, restaurants, and bus routes. Excellent local schools, town centre, rail links (London Kings Cross in 29 mins), and A1(M) access close by.



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
219 sq.ft.(20.3 sq.m)approx. 436 sq.ft.(40.5 sq.m)approx. 436 sq.ft.(40.5 sq.m)approx. 275 sq.ft.(25.5 sq.m)approx.

TOTAL FLOOR AREA: 1366 sq.ft.(126.8 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.