







-  4 Bedrooms
-  2 Bathrooms
-  2 Receptions
-  Private Garden
-  Driveway
-  EPC Band C

Freehold

Council Tax Band:
E £2,903.52 (2025-2026)

Local Authority:
Welwyn/Hatfield



A well presented, extended 1930s family home with four generous bedrooms, two large reception rooms and two bathrooms.

Description

A well-presented, extended 1930s family home with four generous bedrooms, two spacious reception rooms, and two bathrooms, complemented by a large rear garden. This splendid home exudes warmth and comfort throughout, benefiting from a family-orientated, open-plan layout. The welcoming entrance hall presents a generous study and bright sitting room with fitted cupboards, shelves, and a fireplace. The sitting room flows into the dining area and modern kitchen with ample storage, worktops, a breakfast bar, and French doors to the garden. A utility room and W/C are adjacent. Upstairs, four large bedrooms, three with fitted wardrobes, are served by two modern bath/shower rooms. The driveway has space for three cars, and there is on-road resident parking Mon-Fri, 10am-4pm.

Location

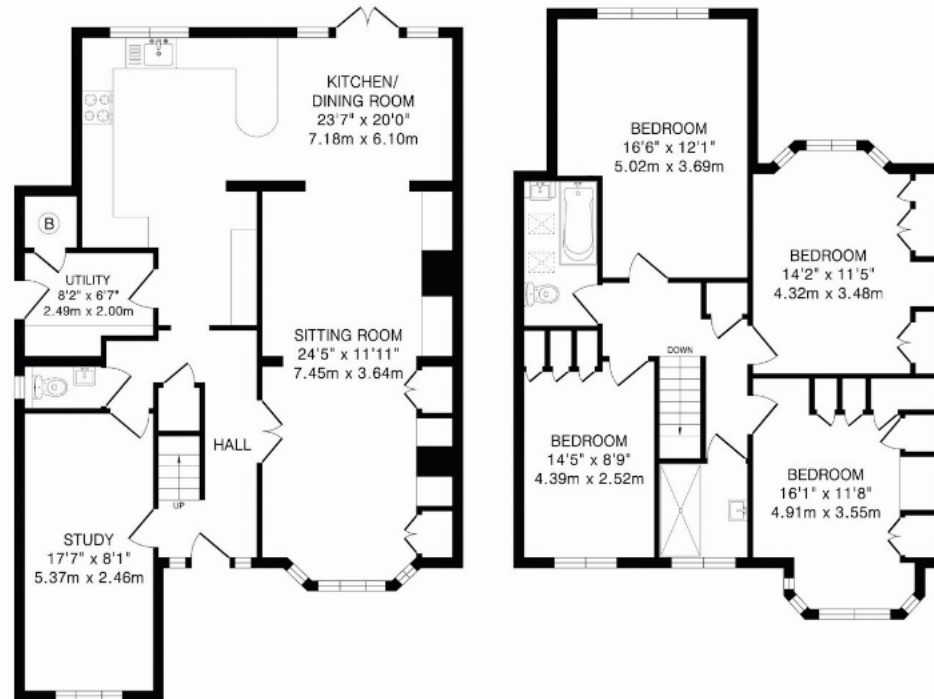
Selwyn Drive is an established road in the sought after Ellenbrook area, situated between Hatfield and St. Albans. The University of Hertfordshire, David Lloyd Leisure Centre and Galleria Shopping/Leisure Complex are all within easy reach.

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
941 sq.ft.(87.4 sq.m)approx.

First Floor
789 sq.ft.(73.3 sq.m)approx.

TOTAL FLOOR AREA 1784 sq. ft. (165.7 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.