






-  4 Bedrooms
-  1 Bathroom
-  3 Receptions
-  South-East
-  Garage & Driveway

Leasehold

Council Tax Band:
F £3,310.24 (2025/2026)

Local Authority:
Welwyn/Hatfield



4-bed detached house in desirable west side location, near woodlands, town centre amenities, and transport links.

Description

An impressive four-bedroom detached home on a desirable road, ideally located near Sherrardspark Woods and within easy reach of Welwyn Garden City town centre. This well-appointed property offers space, style, and convenience, with excellent amenities and the mainline rail station providing fast links to London close by. Falling within the catchment for renowned local schools, it's ideal for families. The ground floor features a triple-aspect lounge, formal dining room, and a peaceful study for remote working. A well-equipped kitchen and guest WC complete the layout. Upstairs, four generously sized bedrooms are served by a sleek shower room. Externally, there's a private south-east facing rear garden, a double-length garage, and driveway parking for multiple vehicles. Leasehold: 999 years from 24/06/1958. Ground Rent: £32 pa.

Location

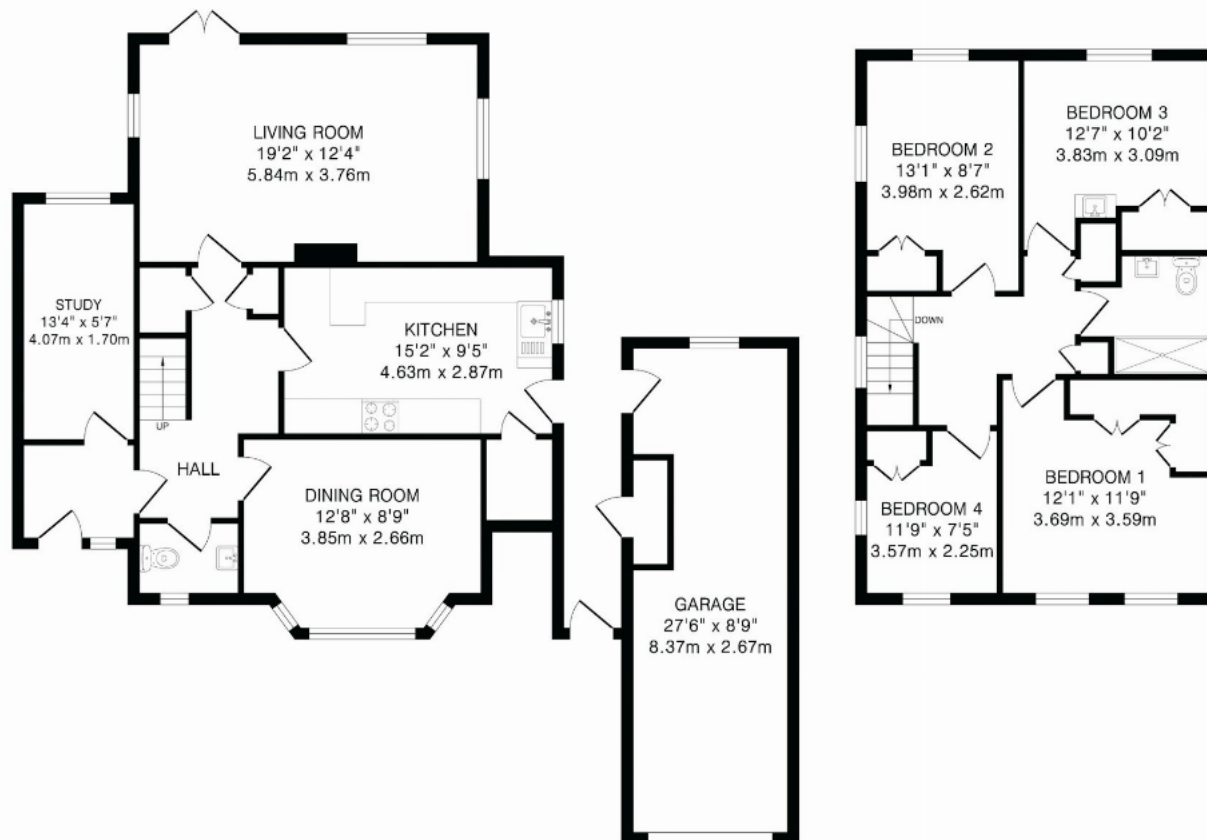
Woodland Rise enjoys a superb position in Welwyn Garden City. Just over half a mile from a mainline rail station, the property is ideally placed for commuters. Residents will benefit from close proximity to excellent local schools.

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
1039 sq.ft.(96.5 sq.m)approx.

First Floor
589 sq.ft.(54.7 sq.m)approx.

TOTAL FLOOR AREA: 1628 sq.ft.(151.2 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.