



3 Bedrooms



2 Bathrooms



1 Reception



Private Garden



Garage/Drive



EPC Band C

Freehold

Council Tax Band:

E £2,903.52 (2025-2026)

Local Authority:

Welwyn Hatfield Borough Council



A spacious family home with 3 bedrooms, 2 large reception rooms, a driveway, and a garage.

#### Description

A welcoming entrance hall leads into the large, bright living room with patio doors opening onto composite decking in the secluded garden. A utility room and a downstairs W/C are conveniently located off the spacious kitchen/dining room at the rear. The modern fitted kitchen features a breakfast bar, smart wall-mounted and base units, and external access to the side. Upstairs, the principal bedroom includes a sizeable, fully-tiled en-suite shower room, while a family bathroom serves two further bedrooms, the largest with two deep fitted cupboards. A fitted ladder accesses useful boarded loft space. Externally, a driveway in front of the garage provides parking for two vehicles.

#### Location

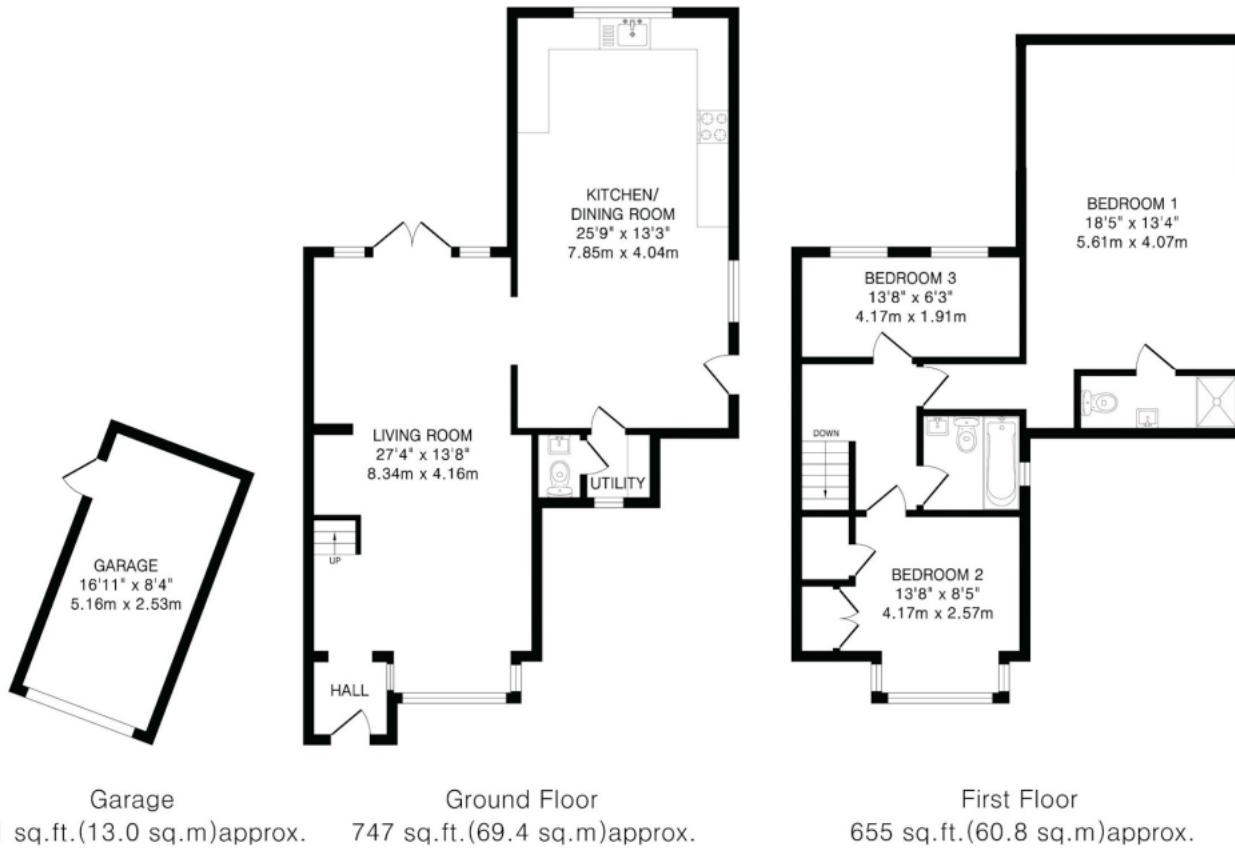
Perfectly located within easy walking distance of the town centre, Rectory Gardens offers plenty of leisure, dining and education options close by



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  
141 sq.ft.(13.0 sq.m)approx.

Ground Floor  
747 sq.ft.(69.4 sq.m)approx.

First Floor  
655 sq.ft.(60.8 sq.m)approx.

**TOTAL FLOOR AREA: 1543 sq.ft.(143.2 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.