



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



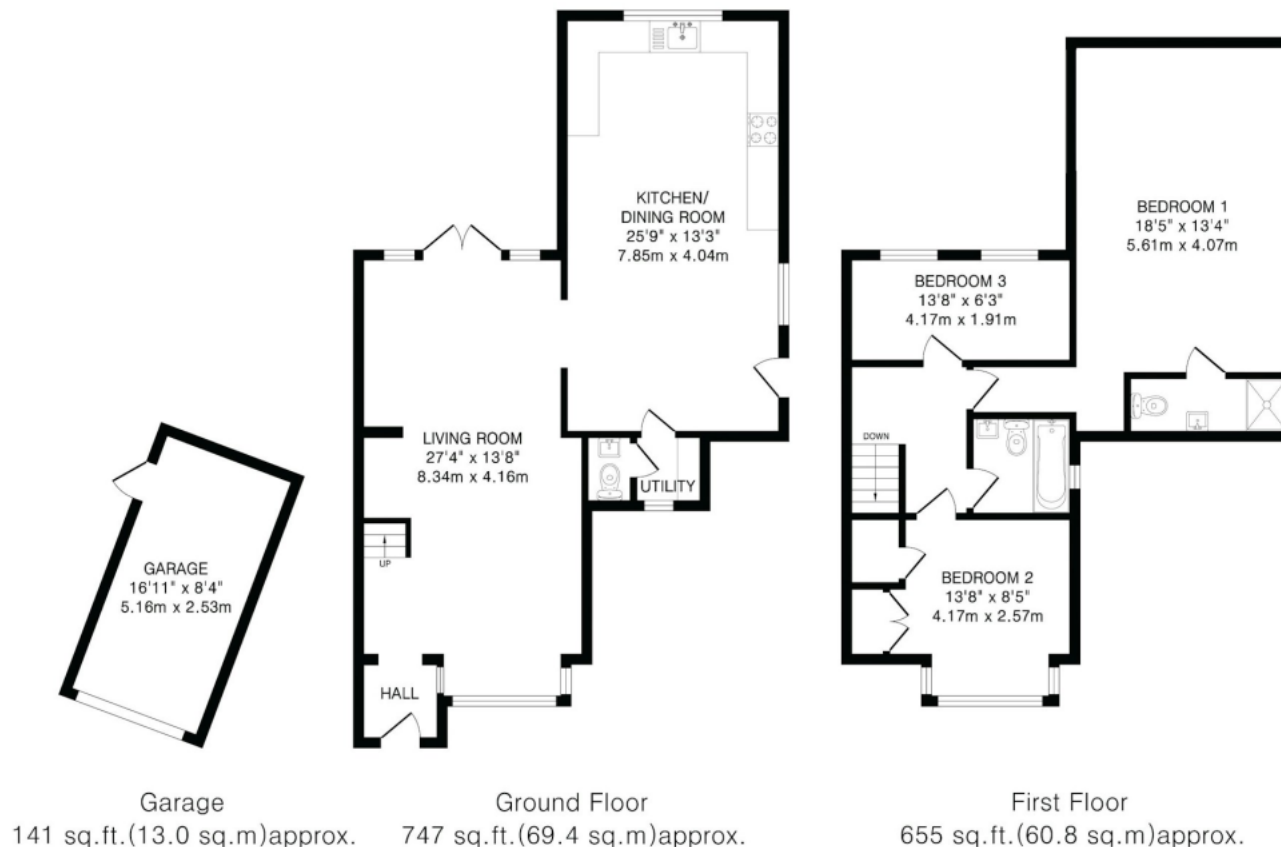
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TOTAL FLOOR AREA: 1543 sq.ft.(143.2 sq.m)approx.  
 This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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