



4 Bedrooms



3 Bathrooms



2 Receptions



EPC Band C

Freehold

Service Charge:

£330.00 per annum

Council Tax Band:

E £2,800.97 (2025-2026)

Local Authority:

Welwyn Hatfield Borough Council



Four-bedroom, three-bath semi-detached house, spacious, private parking, no onward chain.

Description

A well-presented four-bedroom semi-detached home arranged over three floors, offering flexible and well-balanced accommodation throughout. The ground floor comprises a dining/sitting room, a spacious kitchen/breakfast room, and a guest WC. The first floor features a large living room, a double bedroom, and a shower room with WC. To the top floor, the principal bedroom enjoys an en-suite shower room, while the remaining two bedrooms are served by a family bathroom. Externally, the property offers a private rear garden and off-street parking. The home is further enhanced by being offered for sale with no onward chain. Service Charge: £330 pa approx.

Location

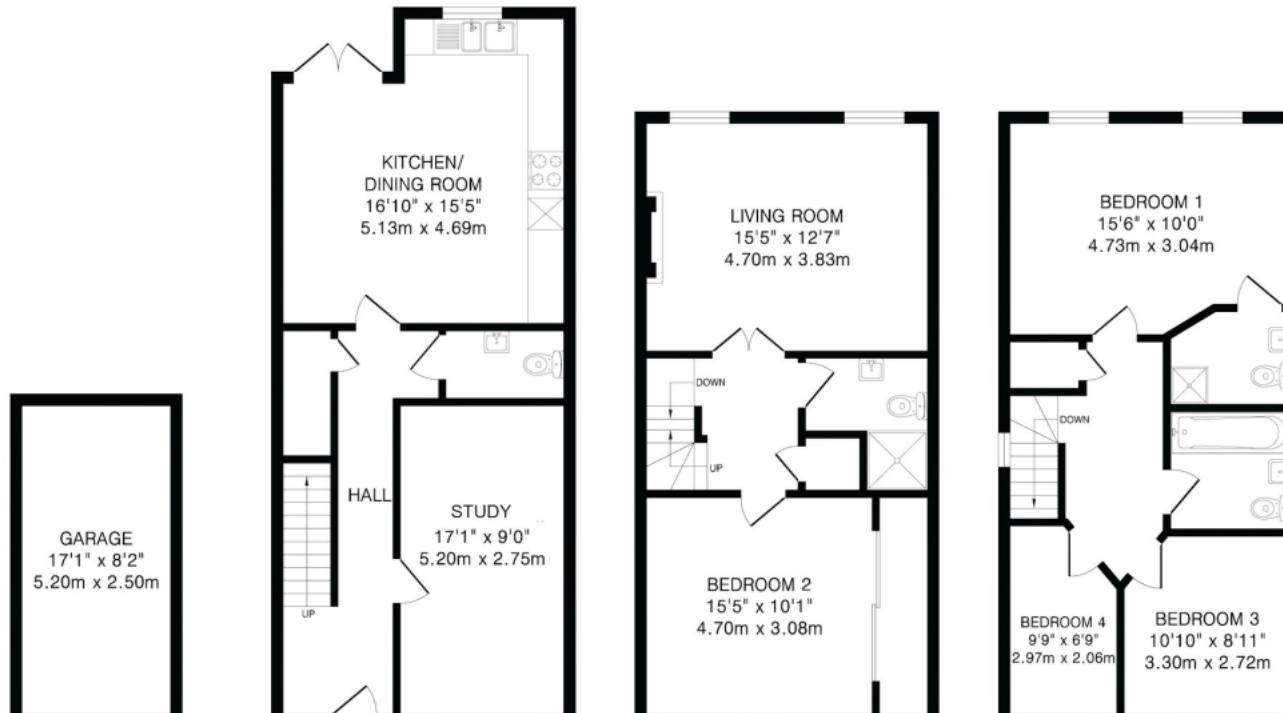
Kenyon Place offers modern living in Welwyn Garden City, with easy access to local shops, top schools, and green spaces. Close to the town centre and mainline station for quick trips to London. Excellent A1(M) road links make it ideal for commuters.



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

Ground Floor
573 sq.ft.(53.2 sq.m)approx.

First Floor
507 sq.ft.(47.0 sq.m)approx.

Second Floor
507 sq.ft.(47.0 sq.m)approx.

TOTAL FLOOR AREA: 1727 sq.ft.(160.2 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.