



3 Bedrooms



2 Bathrooms



2 Receptions



South Facing



Off-Street Parking



EPC Band C

Freehold

Council Tax Band:

D £2,291.70 (2025-2026)

Local Authority:

Welwyn Hatfield Borough Council



Spacious three bed house in sought-after area, with off-street parking and no onward chain.

Description

This spacious three-bedroom family home is arranged over two floors. The ground floor comprises a welcoming lounge, a fitted kitchen, and a shower room, while the first floor offers three well-proportioned bedrooms, a family bathroom, and a separate WC. Externally, the property benefits from a generous south-facing rear garden and off-street parking to the front. Ideally located in a popular residential area, it is conveniently positioned close to local schools and shops, with easy access to the town centre. Offered for sale with no onward chain, this property presents an excellent opportunity for a wide range of buyers.

Location

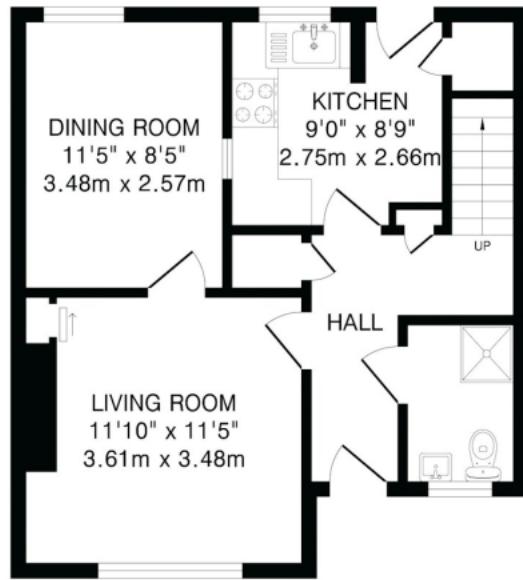
Maple Grove is a short walk from shops, nurseries, primary schools, and bus services to the town centre. Welwyn Garden City boasts amenities like John Lewis, Waitrose, and the Howard Shopping Centre, with train stations just over a mile away.



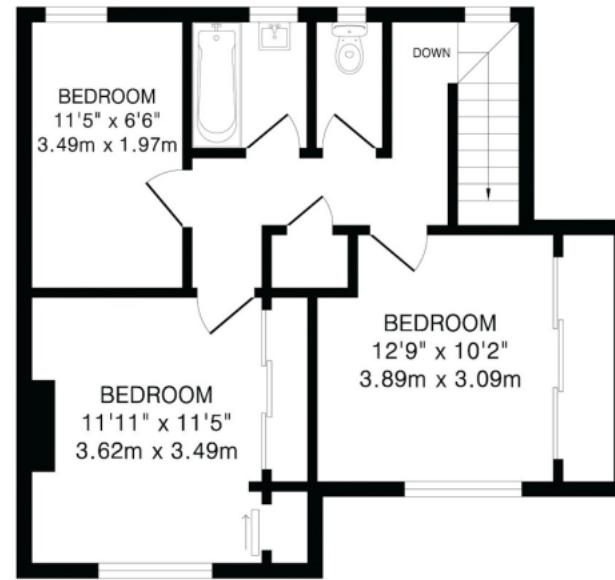
Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







Ground Floor
455 sq.ft.(42.2 sq.m)approx.



First Floor
498 sq.ft.(46.3 sq.m)approx.

TOTAL FLOOR AREA: 953 sq.ft.(88.5 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.