

 3 Bedrooms

 1 Bathroom

 1 Reception

 Private Garden

 Off-Street Parking

 EPC Band D



Freehold

Council Tax Band:
D £2,291.70 (2025-2026)

Local Authority:
Welwyn Hatfield Borough Council

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Flexley Wood, Welwyn Garden City, AL7 1NT
Guide price of £450,000

Spacious, well-presented 3-bedroom house, with off-street parking and no onward chain.

Description

A spacious three-bedroom home, well presented throughout and ideally positioned close to local amenities, transport links, and well-regarded schools. The accommodation includes a generous living room with doors opening onto a private, low-maintenance rear garden. The ground floor also features a modern fitted kitchen and a convenient guest WC. Upstairs, there are three well-proportioned bedrooms served by a contemporary family bathroom. The rear garden benefits from direct access, and at the front, there is off-street parking. The property is offered to the market with no onward chain.

Location

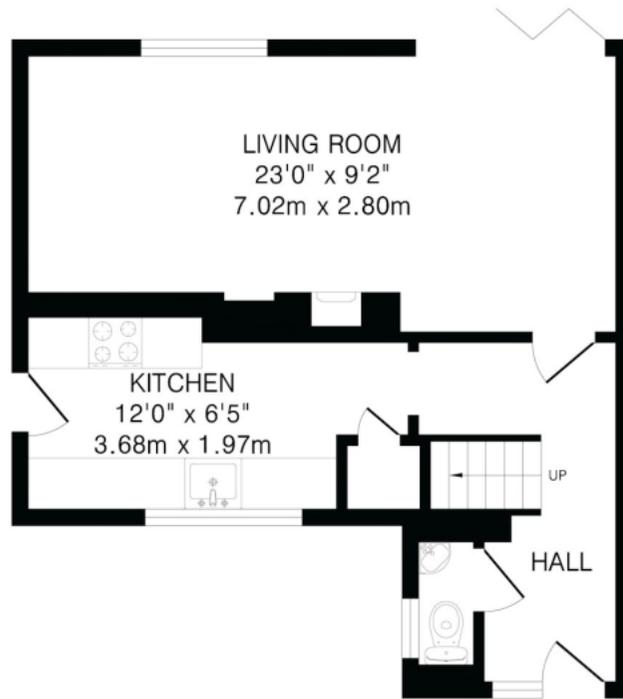
Flexley Wood is a popular residential area in Welwyn Garden City, well positioned for convenient access to a range of local amenities, well-regarded schools and green open spaces.



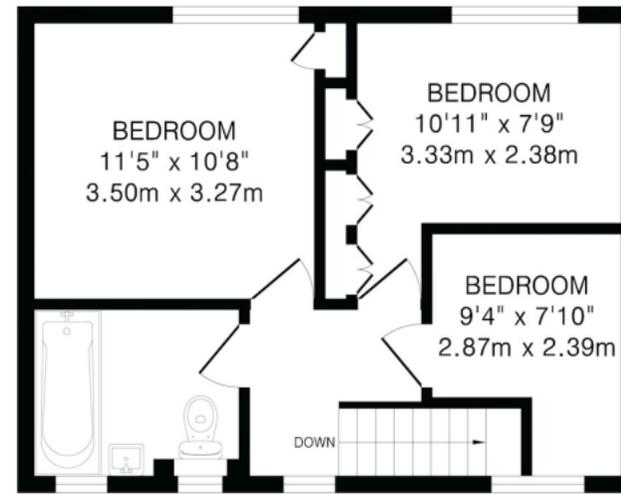
Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person)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







Ground Floor
458 sq.ft.(42.5 sq.m)approx.



First Floor
406 sq.ft.(37.6 sq.m)approx.

TOTAL FLOOR AREA: 864 sq.ft.(80.1 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.