
 4 Bedrooms

 1 Bathroom

 2 Receptions

 Garden

 Garage

 EPC Band E



Freehold

Council Tax Band:  
D £2,405.28 (2026/27)

Local Authority:  
Welwyn Hatfield Council

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Marsden Green, Welwyn Garden City, AL8 6YD  
Guide price of £525,000

A spacious 4-bedroom house in popular west-side location, close to schools, lakes, and town centre, with off-street parking and excellent potential to improve.

### Description

Spacious four-bedroom family home offering a unique chance for modernisation and the opportunity to create a truly exceptional residence tailored to your own style. Ideally situated within a highly sought-after school catchment area, this well-positioned property is a short stroll from the scenic Stanborough Lakes and offers convenient access to the town centre, along with its mainline railway station for excellent commuter links. The accommodation comprises a generous lounge, separate dining room, kitchen, and guest WC on the ground floor. Upstairs, four well-proportioned bedrooms are complemented by a family bathroom. Externally, the property benefits from off-street parking at the front, a substantial garage, and an attractive rear garden of excellent size. Offered to the market with no onward chain, this is a superb opportunity for families and buyers seeking a home with outstanding potential in a prime location.

### Location

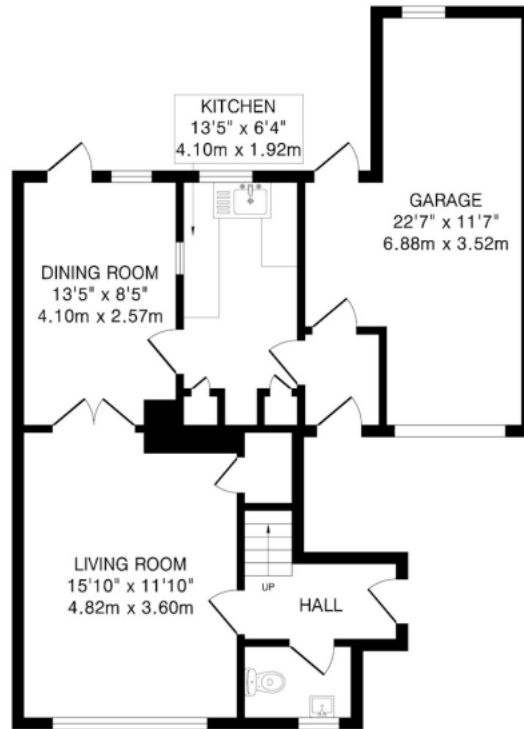
Marsden Green, AL8, is a highly regarded residential area. Ideally located close to well-regarded schools, local amenities, and Welwyn Garden City town centre and station.



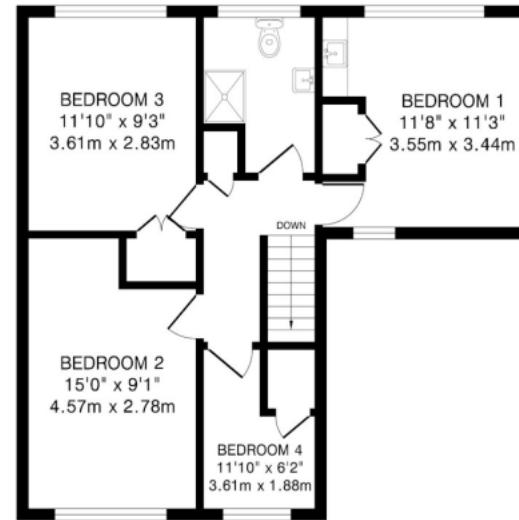
In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for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







Ground Floor  
721 sq.ft.(66.9 sq.m)approx.



First Floor  
569 sq.ft.(52.8 sq.m)approx.

TOTAL FLOOR AREA: 1290 sq.ft.(119.7 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.