

 4 Bedrooms

 1 Bathroom

 3 Receptions

 Private Garden

 Double Garage

 EPC Band D



Freehold

Council Tax Band:
F £3,425.17 (2025-2026)

Local Authority:
Welwyn Hatfield Borough Council

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Carleton Rise, Welwyn, AL6 9RA
Guide price of £750,000

Spacious detached house near historic Welwyn Village, for sale with no onward chain.

Description

Occupying an enviable position just a short stroll from the heart of Welwyn village, this three-bedroom detached residence enjoys an excellent location within this charming and highly desirable setting, renowned for its boutique shops, restaurants and pubs. Set on a generous plot, the property offers tremendous scope and exciting potential to be transformed into a truly spectacular family home. The ground floor accommodation comprises a spacious living room and a separate dining room, enhanced by a side extension with two Velux windows. Additionally, there's a small conservatory, a kitchen with a range of units, and a guest WC. On the first floor, three well-proportioned bedrooms are served by a family bathroom. Externally, the property features a substantial double garage with a hardstanding driveway and a sizeable rear garden offering privacy and seclusion. Offered with no onward chain, this is a rare opportunity to acquire a home with exceptional potential in one of the area's most sought-after locations.

Location

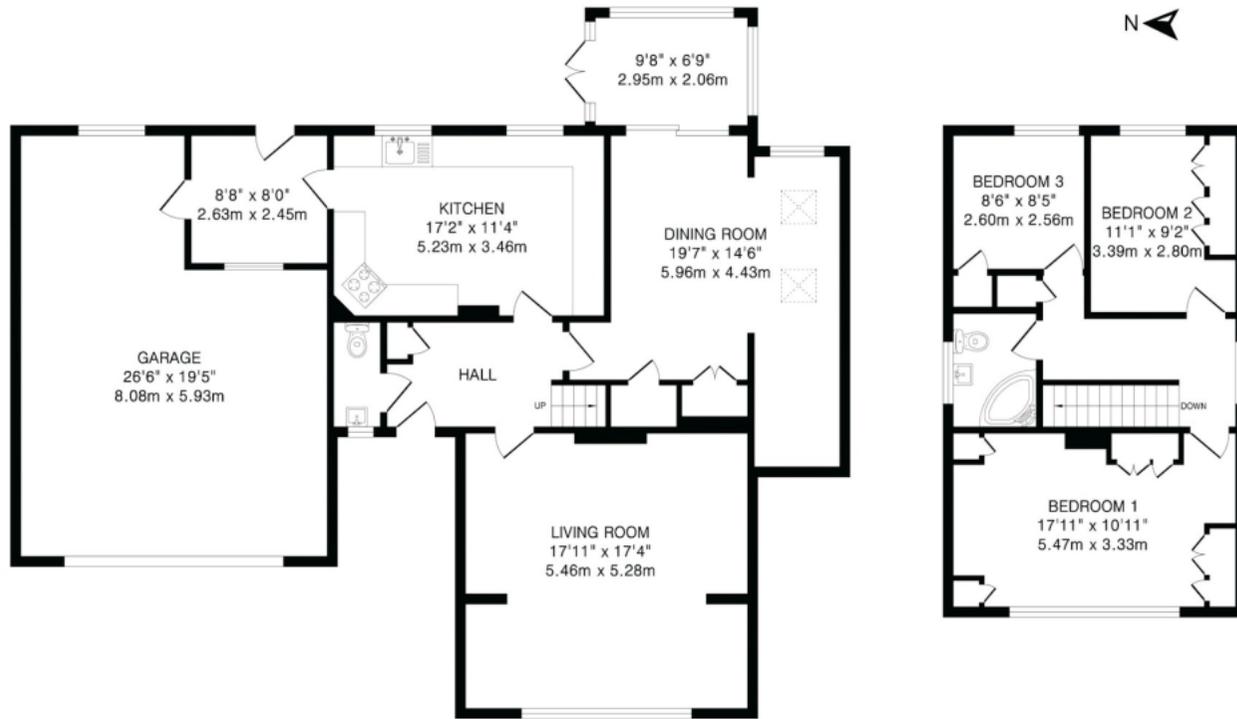
Carleton Rise, AL6 is a desirable residential address ideally situated within easy reach of Welwyn village centre.



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
1509 sq.ft.(140.2 sq.m)approx.

First Floor
532 sq.ft.(49.4 sq.m)approx.

TOTAL FLOOR AREA: 2041 sq.ft.(189.6 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.