

 5 Bedrooms

 5 Bathrooms

 4 Receptions

 0.5 Acre Plot

 Garage & Driveway

 EPC Band C

Freehold

Council Tax Band:  
G £3,952.12 (2025-2026)

Local Authority:  
Welwyn & Hatfield Council



Architect-designed detached home with south-facing gardens, offering exceptional family space in a highly sought-after location near Welwyn Village.

### Description

Built in 2007, this architect-designed detached residence offers beautifully arranged accommodation over three floors, providing generous and versatile family living. The impressive ground floor features a large open-plan reception hall, fully fitted kitchen/breakfast room with garden access, separate study, cloakroom, and a family lounge. A superb 700 sqft sitting/dining room enjoys a bright southerly aspect with garden doors, alongside two bedrooms with en-suites. The lower ground floor comprises a spacious games/family room, kitchen/utility room, and shower room, offering potential for a self-contained annexe or teenagers' den. On the first floor, the principal suite features en-suite facilities and a large walk-in wardrobe, complemented by two further bedrooms and a shower room. Externally, a block-paved driveway offers ample parking and leads to the integral garage. The property sits on approximately half an acre of gardens, with mature flower beds and a South-facing terrace ideal for entertaining.

### Location

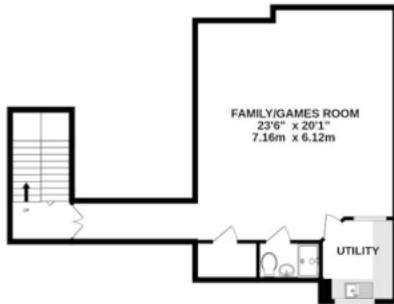
The Limberlost is a serene, private road off Reynards Road near Welwyn. Village amenities like Tesco Express, a surgery, and shops are nearby. In Welwyn Garden City, find secondary schools, rail services, Howard Centre, and John Lewis.

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.





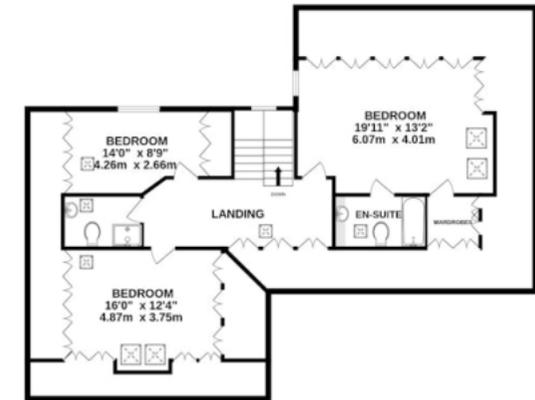




LOWER GROUND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



GROUND FLOOR  
2137 sq.ft. (198.5 sq.m.) approx.



1ST FLOOR  
1420 sq.ft. (132.0 sq.m.) approx.

TOTAL FLOOR AREA : 4238 sq.ft. (393.7 sq.m.) approx.

**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.