

 3 Bedrooms

 1 Bathroom

 1 Reception

 Private Garden

 Off-Street Parking

 EPC Band C



Freehold

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

Local Authority:
Welwyn Hatfield Borough Council


for life's great moves

High Wickfield, Welwyn Garden City, AL7 2LN
Guide price of £435,000

3-bed home, beautifully presented with spacious accommodation throughout, plus the huge benefit of two off-street parking spaces.

Description

This beautifully presented three-bedroom house sits within a quiet Panshanger cul-de-sac, an area renowned for green open spaces, excellent schooling, and superb transport connections. Blending comfort, style, and practicality, it's ideal for families, professionals, and commuters alike. The accommodation is thoughtfully arranged and well presented throughout. At the heart of the home is a contemporary fitted kitchen/diner with integrated appliances and ample space for everyday living and entertaining. The layout flows into a separate, inviting lounge, perfect for relaxing evenings. A ground floor cloakroom adds practicality. Underfloor heating offers efficient warmth and luxury. Upstairs, three well-proportioned bedrooms offer flexibility for family life, guest accommodation, or a home office, served by a modern family bathroom. The rear enclosed garden provides a private setting ideal for outdoor dining or children's play. To the front, a generous driveway offers off-street parking for two to three vehicles.

Location

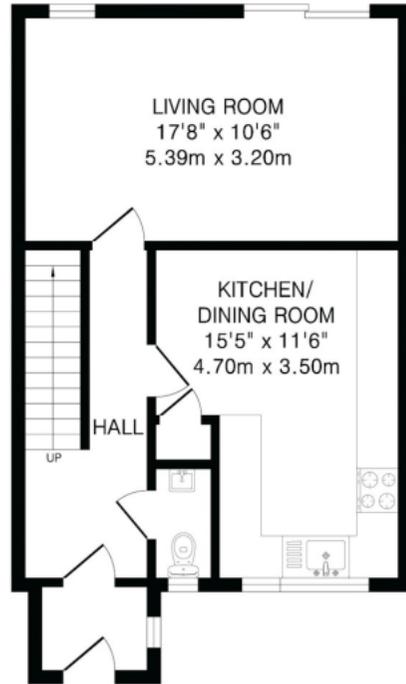
High Wickfield, AL7, is a popular residential area of Welwyn Garden City, well regarded for its family-friendly environment and excellent everyday convenience



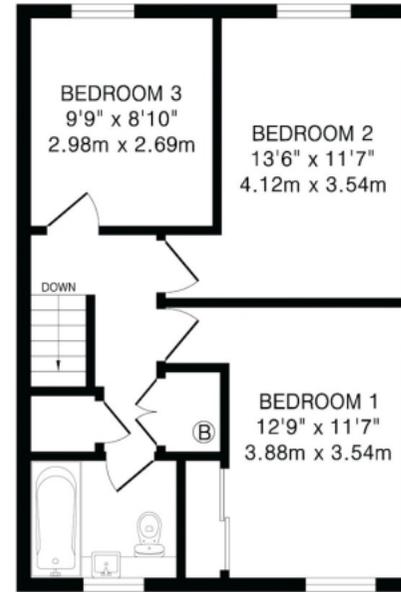
Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person)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







Ground Floor
488 sq.ft.(45.3 sq.m)approx.



First Floor
466 sq.ft.(43.2 sq.m)approx.

TOTAL FLOOR AREA: 954 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.