

 3 Bedrooms

 1 Bathroom

 1 Reception

 West Facing

 Garage/Drive

 EPC Band C



Freehold

Council Tax Band:  
D £2,405.28 (2025-2026)

Local Authority:  
Welwyn Hatfield Borough Council

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Westly Wood, Welwyn Garden City, AL7 1QN  
Guide price of £475,000

Spacious 3-bedroom end-terrace home, well-presented, with garage, driveway, and beautifully maintained west-facing rear garden.

### Description

A well-presented three-bedroom end-terrace home, thoughtfully extended at the rear for spacious and versatile accommodation. The ground floor features a bright living room flowing into a generous sitting room with dining space, ideal for everyday living and entertaining. This area leads to a modern fitted kitchen, well equipped for contemporary living. Additional benefits include a guest WC and a spacious pantry. Upstairs, three well-proportioned bedrooms with built-in storage are served by a family bathroom with a three-piece suite. Externally, there's a good-sized driveway for off-street parking and a well-maintained west-facing rear garden, perfect for enjoying afternoon and evening sun.

### Location

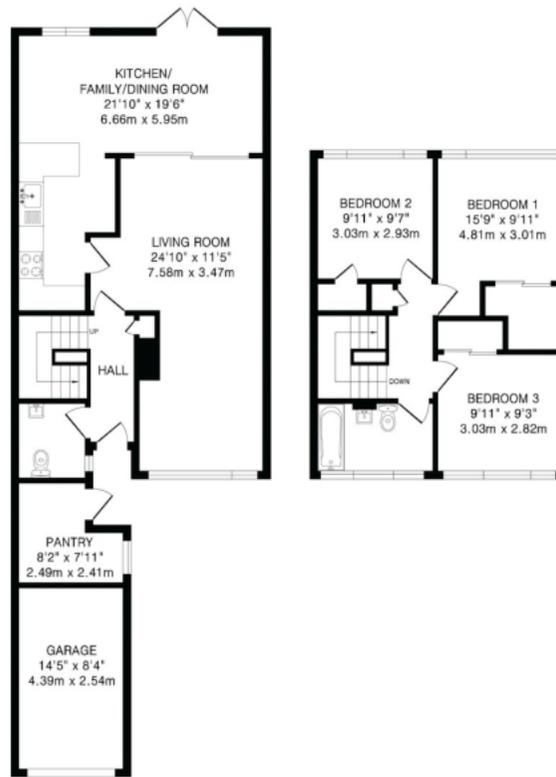
Westly Wood is a quiet residential location in Welwyn Garden City, well regarded for its family-friendly setting and convenient access to local amenities.



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  
848 sq.ft.(78.8 sq.m)approx.

First Floor  
485 sq.ft.(45.1 sq.m)approx.

TOTAL FLOOR AREA: 1333 sq.ft.(123.9 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.