


 3 Bedrooms

 1 Bathroom

 2 Receptions

 South Facing

 Garage/Drive

 EPC Band D

Freehold

Council Tax Band:
D £2,405.28 (2026-2027)

Local Authority:
Welwyn Hatfield Borough Council



Bright, light & spacious 3/4 bed family home in popular residential location!

Description

This beautifully extended 3/4 bedroom family home combines modern, open-plan living with a bright and airy atmosphere. Located in the sought-after Panshanger area, it perfectly balances quiet residential living with easy access to local schools and amenities. The journey begins in a welcoming entrance hall, complete with a convenient cloakroom. This flows seamlessly into the true "heart of the home"—a stunning open-plan kitchen, dining, and lounge area. The contemporary kitchen features integrated appliances and ample workspace, making it ideal for family life and entertaining. Adding to the versatility of the ground floor is a separate study (which could easily serve as a fourth bedroom) and a charming conservatory that invites natural light and leads directly to the garden. Upstairs, the property continues to impress with three well-proportioned bedrooms and a spacious family bathroom. A unique mezzanine area provides additional character and useful extra space. The south-facing garden is a sun-drenched retreat, featuring a well-maintained lawn, a patio for alfresco dining, and a peaceful, open outlook over neighbouring school playing fields. The front of the home offers driveway parking for two vehicles and an integral garage.

Location

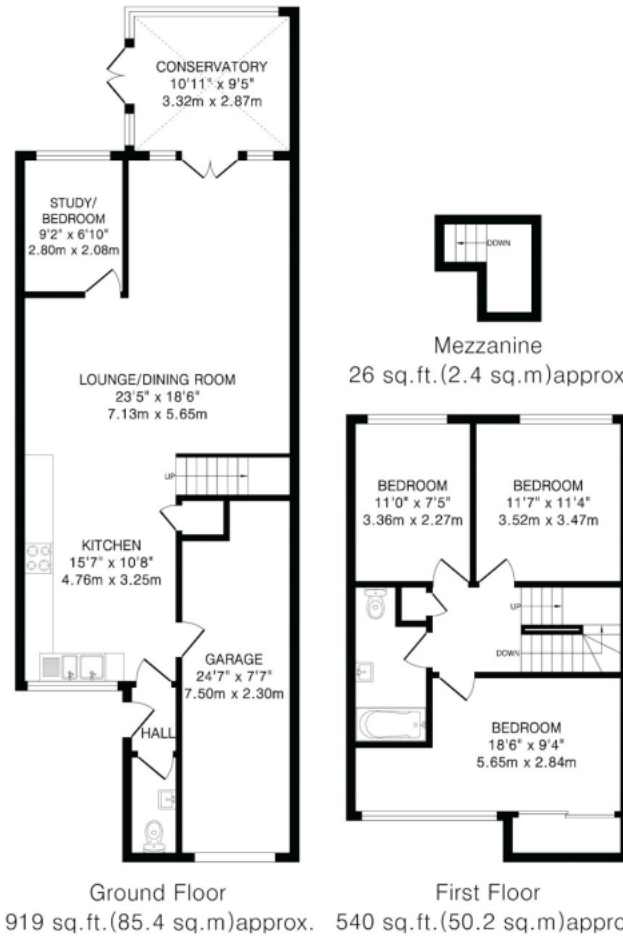
Ideal for families, this home is within walking distance of Panshanger Primary and Ridgeway School. Local shops and countryside walks are nearby, while Welwyn Garden City's town centre and mainline station are a short drive away.

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 919 sq.ft.(85.4 sq.m)approx. First Floor 540 sq.ft.(50.2 sq.m)approx.

TOTAL FLOOR AREA: 1485 sq.ft.(138.0 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.