

 3 Bedrooms

 1 Bathroom

 1 Reception

 Private Garden

 Off-Street Parking

 EPC Band D

Freehold

Council Tax Band:
D £2,505.24 (2026/2027)

Local Authority:
Welwyn Hatfield Borough Council



Charming three-bed semi-detached cottage with large garden, off-street parking, and potential to extend, subject to local planning.

Description

Situated on Green Lanes in Hatfield, this three-bedroom semi-detached house is an exciting prospect for those seeking a renovation project with great potential. The property features well-balanced accommodation over two floors, including a spacious dining room, separate living room, kitchen, bathroom, and three bedrooms. Requiring full renovation, it offers the perfect blank canvas to create a modern family home. The property includes off-street parking and a large rear garden, providing valuable outdoor space and potential for improvement. There is opportunity to extend and remodel, subject to obtaining necessary planning consents. Conveniently located for local amenities, schools, and transport links, this house offers significant potential to add value through refurbishment and extension. However, it will be sold with covenants limiting alterations without prior consent. Adjacent land is subject to proposals for a significant new-build development by Gascoyne Estates. Buyers should review relevant planning documents and make enquiries regarding the development before proceeding.

Location

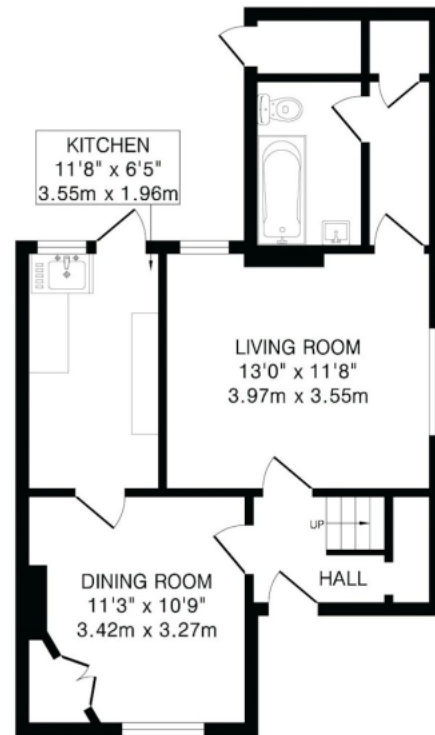
Green Lanes is within walking distance of local shops, Hatfield Business Park, the Galleria Shopping Centre and countryside walks. The area is well served with bus routes and located with easy access to both St Albans & Welwyn Garden City town centre

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.

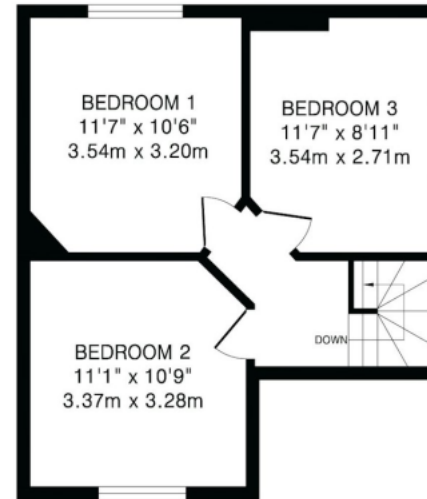








Ground Floor
507 sq.ft.(47.1 sq.m)approx.



First Floor
408 sq.ft.(37.9 sq.m)approx.

TOTAL FLOOR AREA: 915 sq.ft.(85.0 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.