



3 Bedrooms



2 Bathrooms



1 Reception



Private Garden



Garage/Drive

Leasehold (934 years remaining)

Service Charge:
£641.00 per annum

Ground Rent:
£60.00 per annum

Council Tax Band:
E £3,061.96 (2026-2027)

Local Authority:
Welwyn Hatfield Borough Council



Grade II Listed modern 3-bed bungalow in a quiet, sought-after spot; features stylish fitted bath/shower rooms and kitchen.

Description

The Cockaigne Housing Group is a unique Grade II-listed co-housing development on The Ryde in Hatfield, Hertfordshire, built in the 1960s. This community includes 28 single-storey, flat-roofed patio homes promoting cooperative living, with shared landscaped gardens, a tennis court, and a central community building. Upon entering, the entrance hall leads to a spacious bedroom with fitted wardrobes, and a fully-tiled family bath/shower room. A utility room is on the right, and a sliding door leads to a bright, open-plan kitchen/living space with skylights and full-length windows. The modern kitchen features quality appliances, two islands with a breakfast bar, and ample storage. Electric blinds and underfloor heating are added benefits. A private courtyard is accessible from the kitchen, living area, and rear bedroom, featuring an en-suite shower room. A third bedroom completes the accommodation. The secluded south-west facing garden and garage with off-street parking enhance this beautiful property.

Location

The Ryde is a quiet, tree-lined road on the outskirts of Welwyn Garden City and Hatfield. The property is within renowned local school catchment and is also just a short walk from the nearby Hatfield mainline rail station.



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.







TOTAL FLOOR AREA: 1319 sq.ft.(122.5 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.