






-  2 Bedrooms
-  2 Bathrooms
-  3 Receptions
-  Spacious Plot
-  2 Garages/Driveway

Freehold

Council Tax Band:  
F £3,310.24 (2025-2026)

Local Authority:  
Welwyn Hatfield Borough Council





Located centrally on the West Side, this two-bedroom detached house boasts a spacious plot backing onto the iconic Sherrardspark Wood.

### Description

Boundary Cottage is a charming 1950s detached home backing onto Sherrardspark Wood. Situated on a generous plot in a highly sought-after location, this delightful two-bedroom detached house exudes character throughout. Originally built in the 1950s, the property boasts a wealth of period features and offers excellent potential for further enhancement (STPP). Upon entering, you are welcomed by a spacious entrance hall leading to two well-proportioned reception rooms, a separate study, a fitted kitchen, and a ground floor shower room. Upstairs, the property comprises two large double bedrooms and a family bathroom. Outside, the property benefits from two garages, ample driveway parking, and well-maintained gardens, which include a well-built cabin, backing directly onto Sherrardspark Wood. Ideally located within easy reach of the town centre, mainline railway station (with direct links to London), and highly regarded local schools, this property presents a unique opportunity to acquire a home in one of the area's most desirable residential pockets.

### Location

The town centre's amenities are within half a mile and include John Lewis, the Howard Shopping Centre and mainline rail services to King's Cross. Templewood Primary School is also close by.



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.

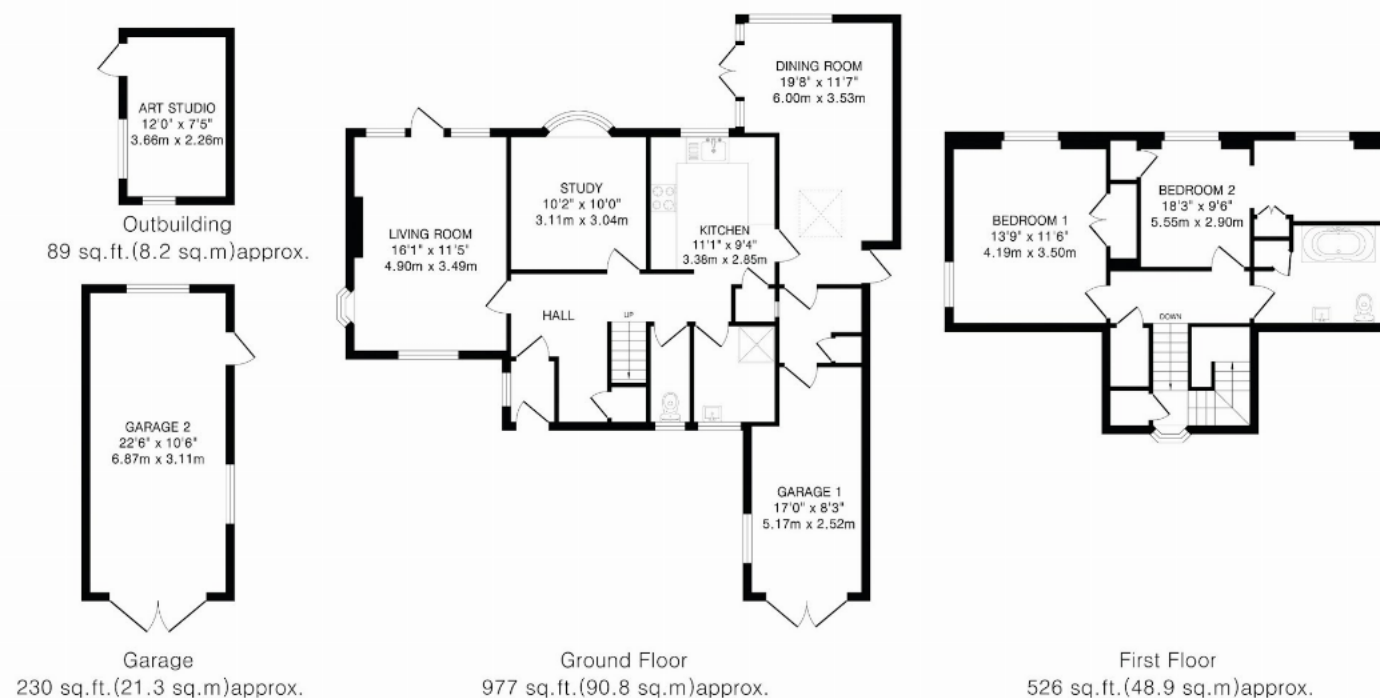












TOTAL FLOOR AREA: 1822 sq.ft.(169.2 sq.m)approx.  
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

**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.