

 3 Bedrooms

 1 Bathroom

 1 Reception

 West Facing

 Driveway

 EPC Band C

Freehold

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

Local Authority:
Welwyn Hatfield Borough Council



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Boundary Lane, Welwyn Garden City, Hertfordshire, AL7 4EJ
Guide price of £525,000

Extended family home with open-plan downstairs, 3 generous bedrooms, and a superb garden building.

Description

This property's sociable, open-plan layout is ideal for family living and entertaining. The large living room features a wood-burning stove, a cosy lounge area, and a bright dining space. Bi-folding doors open to a sunny patio and sizeable lawn. The property's fully-insulated garden building with secure shed has bi-folding doors to the west-facing garden and is used as an office/gym. Inside, the recently installed kitchen boasts quality integrated appliances. A WC and utility area are located adjacent to the kitchen. Upstairs, three spacious bedrooms are served by a bright, fully-tiled bathroom. A hard-standing drive provides parking for two vehicles at the front of the house, with an EV charger installed.

Location

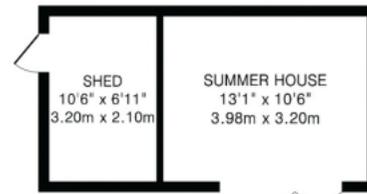
Located on the southern side of Welwyn Garden, Boundary Lane gives access to open countryside, popular primary schooling and town centre amenities which is a mile and a half away.



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.



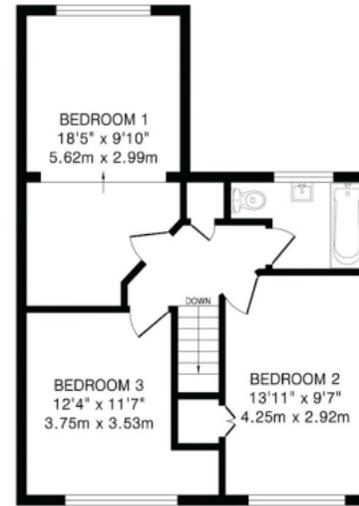




Outbuilding
214 sq.ft.(19.8 sq.m)approx.



Ground Floor
656 sq.ft.(60.9 sq.m)approx.



First Floor
533 sq.ft.(49.5 sq.m)approx.

TOTAL FLOOR AREA: 1403 sq.ft.(130.2 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.

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