

 4 Bedrooms

 3 Bathrooms

 2 Receptions

 Private Garden

 Garage/Drive

Freehold

Council Tax Band:  
E £2,939.78 (2025-2026)

Local Authority:  
Welwyn Hatfield Borough Council



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Somersham, Welwyn Garden City, Hertfordshire, AL7 2PZ  
Offers in excess of £650,000

Beautifully presented 4-bedroom detached family home in popular Panshanger cul-de-sac with generous living space, ample parking, and no onward chain.

### Description

An impressive four-bedroom detached family residence, ideally positioned within a sought-after cul-de-sac setting and enjoying close proximity to expansive woodland, offering the perfect blend of tranquillity and convenience. The property is beautifully presented throughout and features a contemporary fitted kitchen, alongside a generous living room that flows seamlessly into a bright and spacious conservatory, creating an ideal dining room or further space for relaxation and entertaining. The ground floor further benefits from a separate utility room and a convenient guest WC. To the first floor, there are three well-proportioned bedrooms, including a superb principal bedroom complemented by a stylish modern en suite. The second floor hosts a versatile and spacious room, currently utilised as a further lounge and office space but offers flexibility for a fourth bedroom, guest suite or playroom. Externally, the property enjoys a private and well-maintained rear garden, perfect for outdoor enjoyment. To the front, there is ample off-street parking for multiple vehicles, in addition to a garage.

### Location

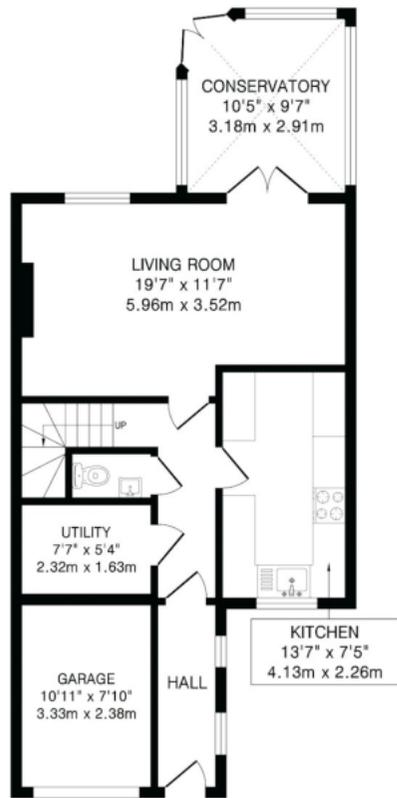
Somersham is a well-regarded residential area within Welwyn Garden City, popular with families and professionals alike. The location offers convenient access to local schools, neighbourhood shops, playing fields, woodlands and everyday amenities.

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.

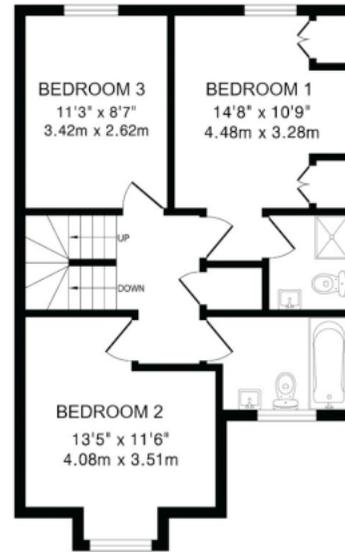




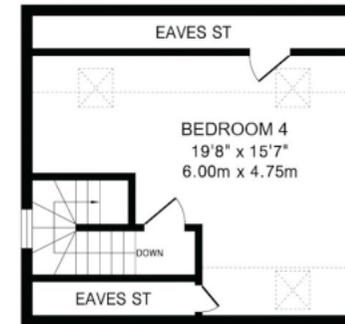




Ground Floor  
697 sq.ft.(64.7 sq.m)approx.



First Floor  
539 sq.ft.(50.0 sq.m)approx.



Loft  
280 sq.ft.(25.9 sq.m)approx.

TOTAL FLOOR AREA: 1516 sq.ft.(140.6 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.