
 4 Bedrooms

 1 Bathroom

 3 Receptions

 South Facing

 Parking Bays

 EPC Band C

Freehold

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

Local Authority:
Welwyn Hatfield Borough Council



An extended and beautifully presented four bedroom family home located only a short distance from the town centre and mainline station.

Description

This beautifully extended family home offers generous accommodation, perfect for modern living. The entrance hall leads to a 27ft dual-aspect sitting room with a charming fireplace and double doors to the conservatory. The stylish kitchen, complete with central island and range cooker, opens into the dining area, with double doors to the south-facing garden. Upstairs, find four well-sized bedrooms, including a principal bedroom with separate WC, and a contemporary family bathroom. The property overlooks a central green and boasts a pleasant frontage with a private front garden. The south-facing rear garden backs onto open fields and woodland, mainly laid to lawn with a storage shed and paved terrace for outdoor entertaining. Sold with no onward chain.

Location

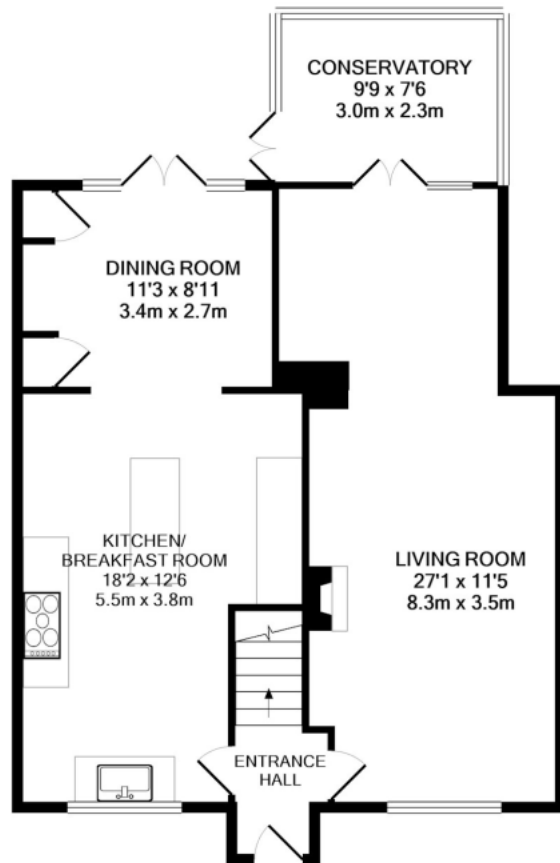
Boundary Lane is a quiet turning to the south of the town centre and offers close access to local schooling and all major road links (A414 Hertford Road and A1(M) motorway).



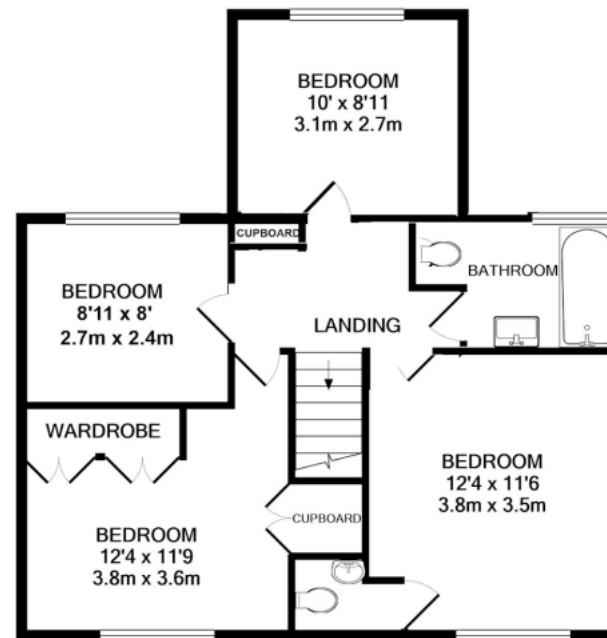
In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







GROUND FLOOR
APPROX. FLOOR
AREA 695 SQ.FT.
(64.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 559 SQ.FT.
(52.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1255 SQ.FT. (116.5 SQ.M.)

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.