



3 Bedrooms



2 Bathrooms



2 Receptions



Off-Street Parking



EPC Band D

Freehold

Council Tax Band:
D £2,184.15 (2024-2025)

Local Authority:
Welwyn Hatfield Borough Council



A beautifully presented three-bedroom family home with well-planned living space, situated in the highly popular Panshanger development.

Description

Located in the desirable Panshanger area of Welwyn Garden City, this modern three-bedroom semi-detached family home has been re-designed by the owners. The ground floor features a spacious lounge/diner, modern kitchen, conservatory, study area, and a stylish shower room. Upstairs are three well-proportioned bedrooms and a family bathroom. The property boasts formal gardens to the rear and a newly laid driveway with an EV charging point at the front. Council Tax Band D £2,184.15 Apr 24/Mar 25. Forresters Drive is situated in Panshanger, offering access to countryside walks, schools, local amenities, major road links (A414 Hertford Road), and Welwyn Garden City's town centre including shopping at John Lewis, Howard Centre, and Waitrose. The mainline rail station to London Kings Cross (25 minutes) is a short drive away.

Location

Forresters Drive, in Panshanger, offers countryside walks, schools, local shops (Morrison's, post office), and major road links (A414 Hertford Rd). Town centre shopping (John Lewis, Howard Centre, Waitrose) and rail to London (25 mins) are nearby.

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.

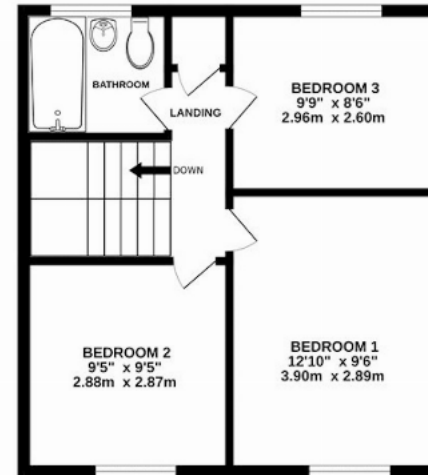








GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.

TOTAL FLOOR AREA: 1046 sq.ft. (97.2 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurements and position of each element is approximate and must be viewed in context.

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.