

 3 Bedrooms

 3 Bathrooms

 1 Reception

 Private Garden

 Garage

 EPC Band B

Freehold

Council Tax Band:
E £2,939.78 (2026-2027)

Local Authority:
Welwyn Hatfield Borough Council



Stylish 3-bed townhouse in gated development with spacious accommodation, 3 en-suites, landscaped garden, garage & parking, close to town centre.

Description

This stylish and contemporary three-bedroom townhouse is ideally positioned within a modern gated development, moments from Welwyn Garden City town centre. Spread over three floors, the property blends modern design with ample space and convenience. The ground floor features a welcoming entrance hall leading to an impressive kitchen/dining room with bi-folding doors to the rear garden, ideal for entertaining and family life. The modern fitted kitchen includes integrated appliances, and the floor is completed by a utility room, guest cloakroom, and integral garage access. The first floor boasts a spacious, light-filled living room with sliding doors to a private balcony overlooking the garden. There's also a generous double bedroom with an en-suite shower room. The second floor offers two additional double bedrooms, each with an en-suite. One bedroom benefits from a Juliet balcony. Externally, the home includes a landscaped rear garden, off-street parking, and an integral garage, all within a secure development close to transport links.

Location

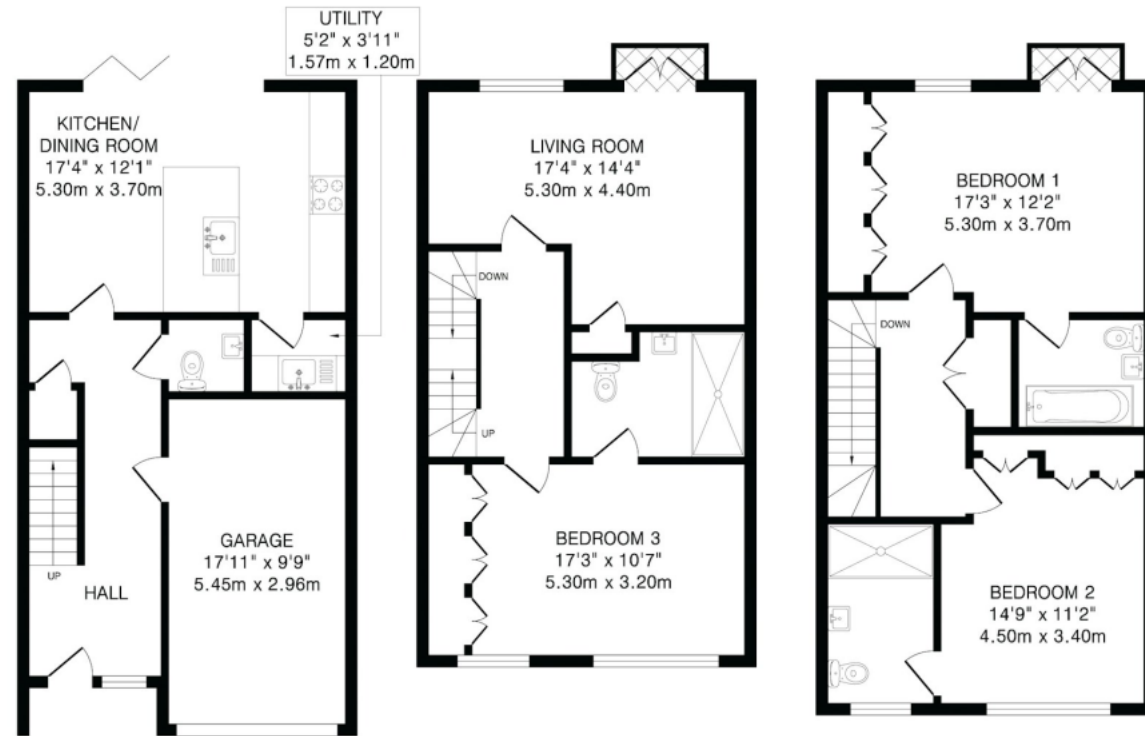
Groom Place is situated within a popular residential area of Welwyn Garden City, conveniently positioned for a range of local amenities and everyday facilities.

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
585 sq.ft.(54.3 sq.m)approx.

First Floor
539 sq.ft.(50.1 sq.m)approx.

Second Floor
585 sq.ft.(54.3 sq.m)approx.

TOTAL FLOOR AREA: 1709 sq.ft.(158.7 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.