

 3 Bedrooms

 1 Bathroom

 1 Reception

 Private Garden

 Garage

Freehold

Council Tax Band:  
E £3,037.87 (2026-2027)

Local Authority:  
Welwyn Hatfield Borough Council



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St. Marys Court, Ottway Walk, Welwyn, AL6 9AU  
Guide price of £400,000

Light, spacious 3 bed end terrace home with private courtyard garden & garage in sought after over 55's development. Well maintained throughout.

### Description

A spacious, well-presented three-bedroom end terrace home, ideally located near Welwyn High Street. This attractive property features a bright and airy, bay-fronted living room leading to a dining room with direct access to a private courtyard garden. The home also includes a separate fitted kitchen, a downstairs WC, and a recently re-fitted 'Jack & Jill' shower room accessible from the master bedroom and landing. It offers three bedrooms (2 doubles) and generous built-in storage both internally and externally. Additional benefits include a garage en bloc at the rear, ample visitor bays within the development, and particularly attractive communal gardens with a fishpond. Monthly Service Charge: £267.48 (includes window cleaning, gardening, general repairs).

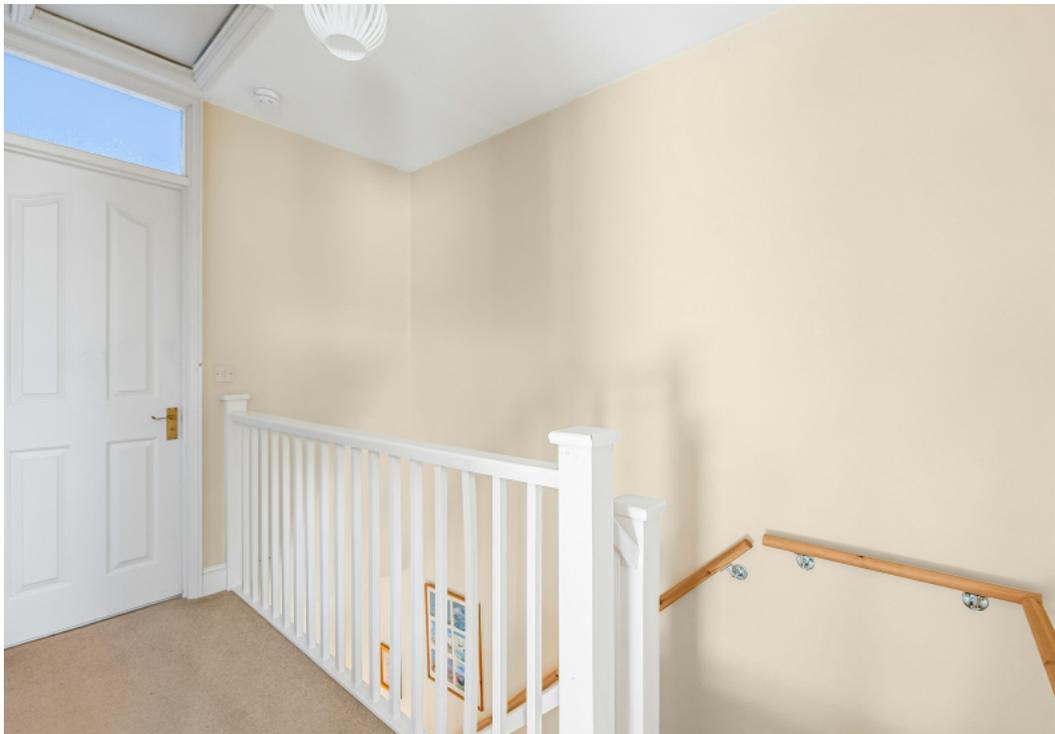
### Location

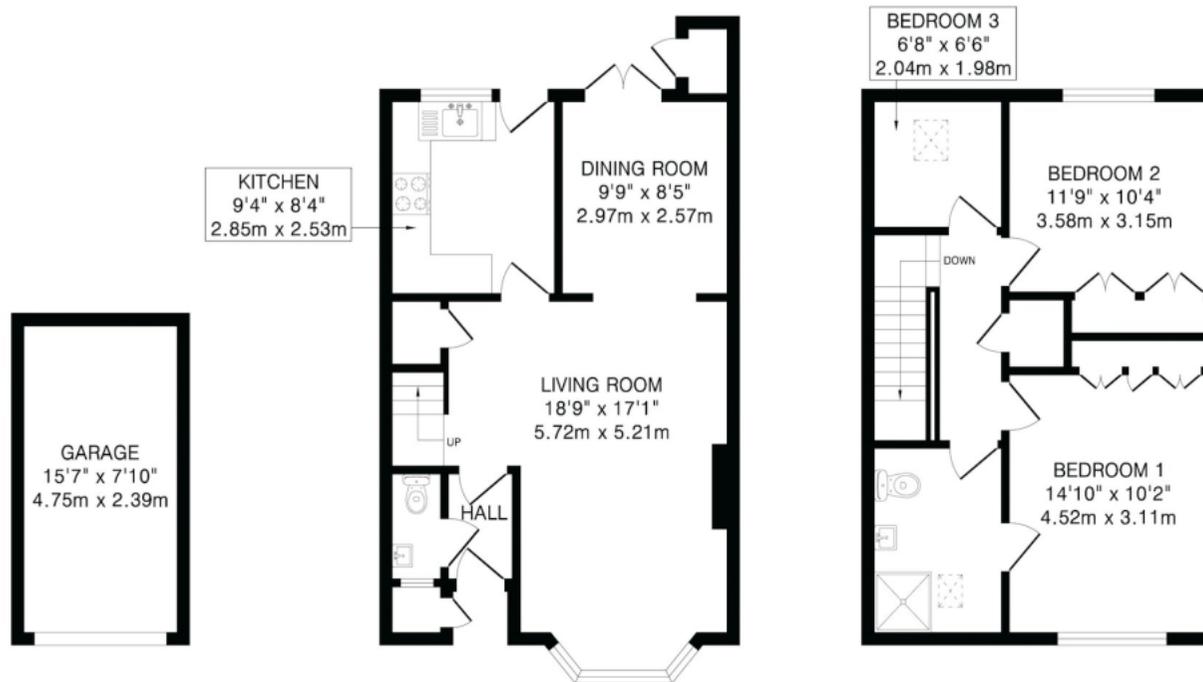
This extremely sought after development for the over 55's is located in the popular village of Welwyn offering extensive amenities which include independent shops and Tesco Express, restaurants, doctors and dentist surgeries.



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.







Garage 122 sq.ft.(11.3 sq.m)approx. Ground Floor 471 sq.ft.(43.7 sq.m)approx. First Floor 462 sq.ft.(42.8 sq.m)approx.

TOTAL FLOOR AREA: 1055 sq.ft.(97.8 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.



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