

 3 Bedrooms

 1 Bathroom

 2 Receptions

 Private Garden

 On-Street

 EPC Band D

Leasehold

Council Tax Band:  
D £2,291.70 (2025-2026)

Local Authority:  
Welwyn Hatfield Borough Council



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Melbourne Court, Welwyn Garden City, Hertfordshire, AL8 6LL  
Guide price of £600,000

Traditional Garden City style extended 3-bed end of terrace home in a popular cul-de-sac, heart of West Side.

### Description

A well-presented end-of-terrace family home, thoughtfully extended on the ground floor with a stylish refitted kitchen/dining area overlooking the rear garden. Double doors lead to a spacious L-shaped living room at the front, perfect for relaxation and entertaining. Principal rooms feature attractive oak flooring and a convenient guest WC. The first floor offers three bedrooms and a contemporary refitted family bathroom, with the second bedroom benefiting from fitted wardrobes. Externally, the property boasts a charming rear garden with a secluded aspect and a timber home office equipped with wired broadband and air conditioning, ideal for remote working or hobbies.

### Location

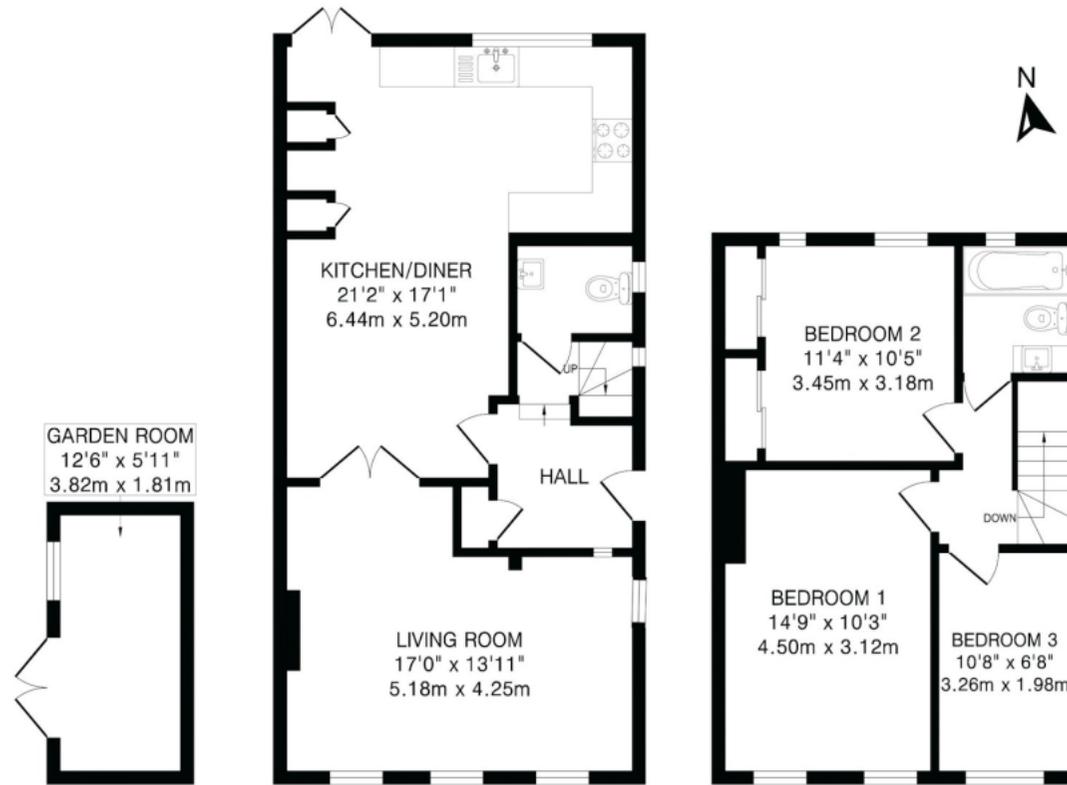
Located in the sought-after cul-de-sac of Melbourne Court, on the desirable west side of Welwyn Garden City town centre, this property enjoys a particularly pleasant position at the end of the road.



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.







Outbuilding 74 sq.ft.(6.9 sq.m)approx. Ground Floor 606 sq.ft.(56.2 sq.m)approx. First Floor 439 sq.ft.(40.7 sq.m)approx.

TOTAL FLOOR AREA: 1119 sq.ft.(103.8 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.