

 3 Bedrooms

 1 Bathroom

 1 Reception

 Private Garden

 Allocated

 EPC Band D

Freehold



Extended 3-bed home in quiet Welwyn Garden City cul-de-sac offers flexible living, modern fittings, and private rear garden with field views.

Description

Positioned in a quiet cul-de-sac in Welwyn Garden City, this extended three-bedroom home offers generous and flexible living space. The ground floor features a large living room opening into an extended kitchen with skylight and French doors leading to the garden. A useful utility area and guest WC add everyday practicality. Upstairs, there are three bedrooms served by a modern family bathroom. Outside, a private enclosed rear garden enjoys a pleasant outlook towards adjacent fields. The property is also being sold with no onward chain and allocated parking.

Location

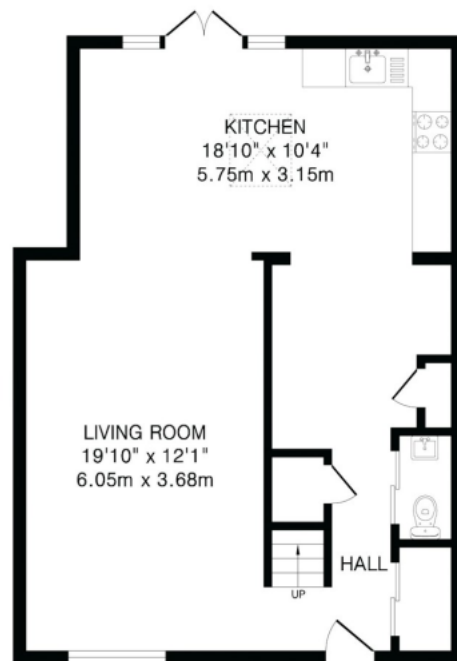
The property enjoys easy access to nearby playing fields and The Commons Nature Reserve. Thistle Grove is a quiet turning, conveniently located for access to shops and amenities, popular schooling for all ages along with open countryside.

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.

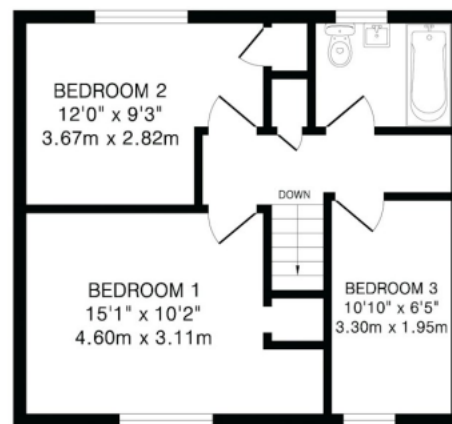








Ground Floor
632 sq.ft.(58.6 sq.m)approx.



First Floor
429 sq.ft.(39.8 sq.m)approx.

TOTAL FLOOR AREA: 1061 sq.ft.(98.4 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.