

 2 Bedrooms

 1 Bathroom

 1 Reception

 Allocated

 EPC Band C

Leasehold (110 years remaining)

Service Charge:  
£780.00 per annum

Ground Rent:  
£250.00 per annum

Council Tax Band:  
C £2,138.03 (2026-2027)

Local Authority:  
Welwyn Hatfield Borough Council



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Penn Way, Welwyn Garden City, Hertfordshire, AL7 3EE

**Guide price of £330,000**

A unique two bedroom detached coach house, in fantastic decorative condition, within a short walk of the town centre and mainline rail station.

### Description

This excellent two-bedroom coach house boasts an enhanced specification and offers bright, spacious accommodation. It sits in a quiet, private location, just a short walk from Welwyn Garden City town centre, with extensive amenities and a mainline rail station. The property features two good-sized bedrooms, an open-plan lounge diner with Amtico flooring and a Juliet balcony overlooking a courtyard. The stylish kitchen and bathroom both feature skylights and upgraded specifications. A bright hallway with additional skylights provides natural light and ample storage space. The property includes covered allocated parking, a secure external storage cupboard with power, and has no onward chain.

### Location

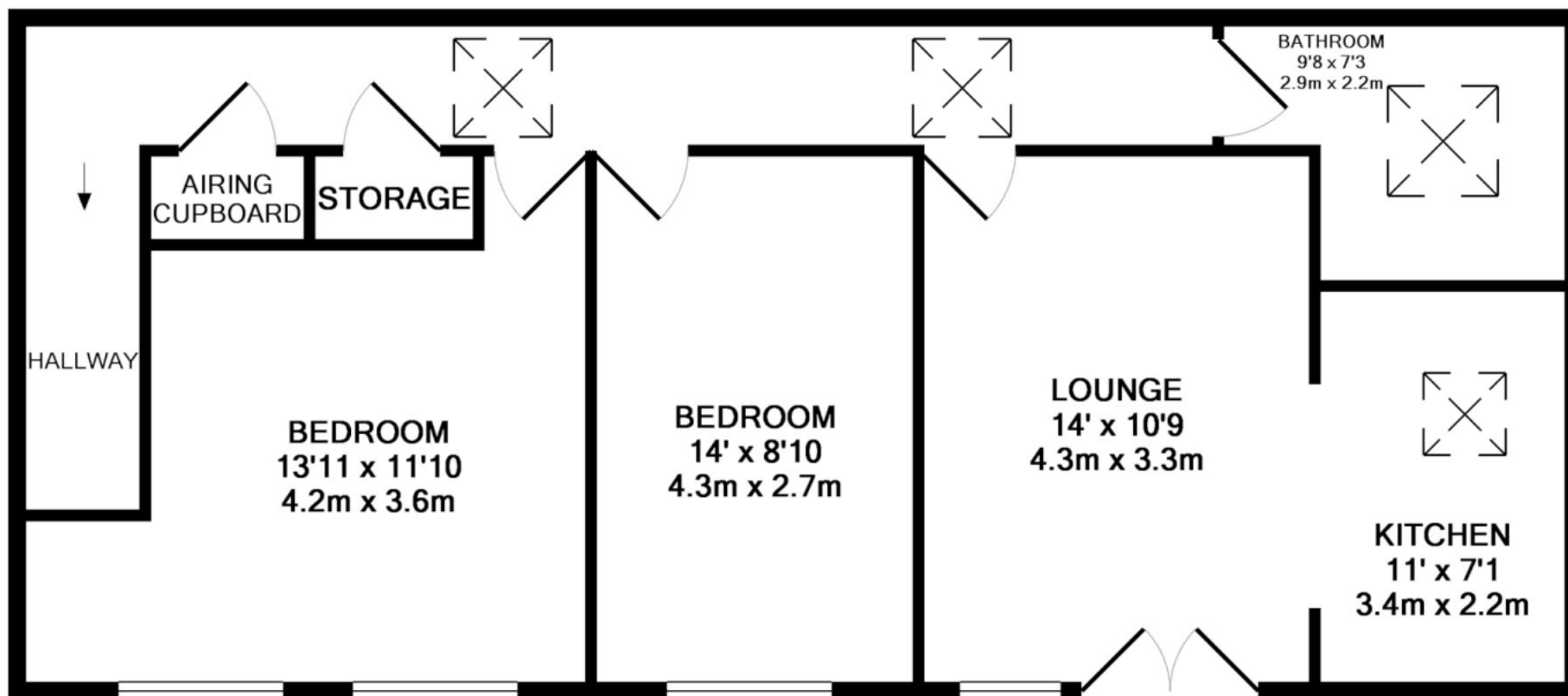
This property is ideally situated just minutes from mainline rail services and the town centre, featuring John Lewis, Waitrose, the Howard shopping centre, plus various bars and eateries. The development is very well maintained and family-friendly.



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TOTAL APPROX. FLOOR AREA 772 SQ.FT. (71.7 SQ.M.)

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