3 Bedrooms

2 Bathrooms

3 Receptions

Private Garden

Garage & Driveway

EPC Band E

Leasehold (894 years remaining)

Service Charge:
£10.00 per annum

Council Tax Band:
F £3,474.29 (2026-2027)

Local Authority:
Welwyn Hatfield Borough Council

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Russellcroft Road, Welwyn Garden City, Hertfordshire, AL8 6QU

Guide price of £750,000

A traditional three bedroom detached residence with a great sized garden, plenty of parking, options to extend and improve (STPP) and situated within walking distance of town centre amenities.

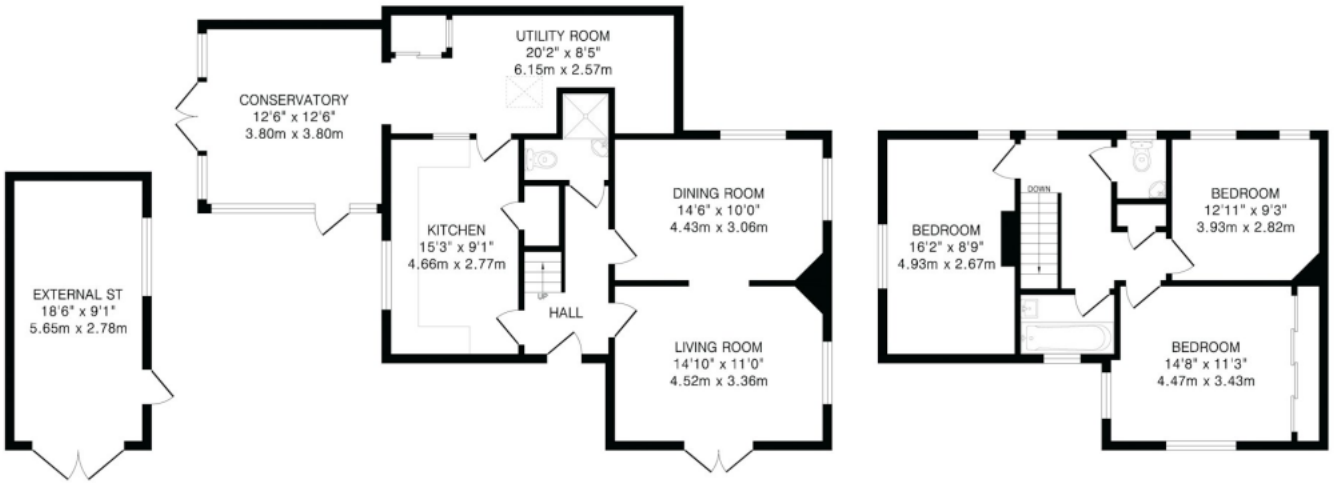
Description

This attractive traditional detached property boasts a central position, set back from the road, with a large shingle parking area for ample off-street parking and a single attached garage. The bright, spacious accommodation includes a well-proportioned dining room, a large living room with views to the front, and a fantastic kitchen/breakfast room complemented by a conservatory and utility area. The conservatory opens via French doors to a well-presented garden. Upstairs, three good sized bedrooms are served by a family bathroom and separate W/C. Externally, there's a mature garden mainly laid to lawn. Please note: the property requires significant improvements and updating but offers the potential for a wonderful family home.

Location

Russellcroft Road is one of the premier turnings in the heart of the sought after 'West Side', particularly well placed, a couple of hundred metres from the town centre and surrounded by good quality housing stock.

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
169 sq.ft.(15.7 sq.m)approx.

Ground Floor
905 sq.ft.(84.0 sq.m)approx.

First Floor
562 sq.ft.(52.2 sq.m)approx.

TOTAL FLOOR AREA: 1636 sq.ft.(151.9 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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