

 2 Bedrooms

 1 Bathroom

 2 Receptions

 Private Garden

 On-Street

 EPC Band D

Freehold

Council Tax Band:
C £2,037.07 (2025-2026)

Local Authority:
Welwyn Hatfield Borough Council



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Thistle Grove, Welwyn Garden City, Hertfordshire, AL7 4AF
Guide price of £410,000

Very well presented, spacious 2-bed terraced house with modern kitchen, landscaped garden & 20ft conservatory extension to the rear.

Description

This great sized two bedroom house comes to the market in excellent condition throughout. The property comprises a lounge, a stunning kitchen with a range of stylish wall and base units and a number of integrated appliances, a fantastic 20ft conservatory extension to the rear which is bathed in light and adds valuable living space, and two large bedrooms, both served by a modern shower room. The principal bedroom is an impressive 17ft and is a room that has often been converted into two smaller rooms in similar properties. Externally, there is a landscaped garden which is laid to lawn with a terraced area to the rear, ideal for entertaining.

Location

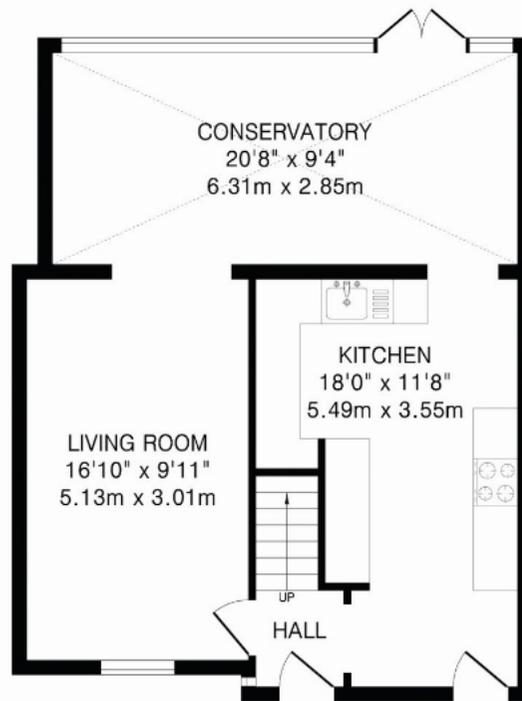
With easy access to The Commons Nature Reserve, Thistle Grove is a quiet turning, conveniently located for access to shops and amenities, popular schooling for all ages along with open countryside and all major road links.



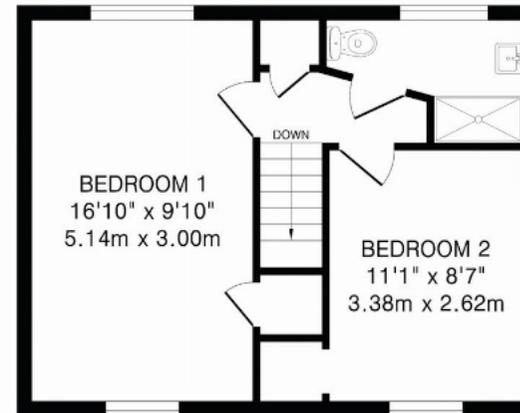
Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







Ground Floor
589 sq.ft.(54.6 sq.m)approx.



First Floor
368 sq.ft.(34.1 sq.m)approx.

TOTAL FLOOR AREA: 957 sq.ft.(88.7 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.