



3 bedrooms



1 bathroom



2 receptions



Private Garden



Off-Street Parking



EPC Band C

Freehold

Council Tax Band:

C £1,941.47 (2024-2025)

Local Authority:

Welwyn Hatfield Borough Council



Well presented 3-bedroom family home in a convenient location.

Description

Offered in great condition, this three-bedroom family home features an entrance hall with stairs leading up to the first floor. A spacious living room to the right benefits from a multi-fuel stove. At the heart of the home is a newly fitted modern kitchen with integrated appliances. A utility room and downstairs cloakroom are conveniently located next to the kitchen. The house is extended at the rear, providing a bright dining room, open-plan to the kitchen, with skylight and double doors onto the patio of the rear garden. Beyond the patio, the garden is laid to lawn with a shed at the far end. Upstairs, three bedrooms are served by a modern, fully-tiled family bathroom with a heated towel rail. The largest bedroom to the rear enjoys garden views and boasts extensive fitted furniture, including wardrobes and drawers. The third bedroom benefits from a deep built-in wardrobe over the stairwell. Externally, the front has been landscaped recently and offers parking for two vehicles. A shared passageway to the side leads to the rear garden. A garage is available by separate negotiation.

Conveniently located on the southeast of Welwyn Garden City, this property provides easy access to the town centre and major transport links. It is also a short walk from the QEII hospital. Council Tax: Band C £1,941.47
Apr 24/Mar 25.

Location

Conveniently located in SE Welwyn Garden City, this property offers easy access to the town centre, major transport links, and is a short walk from QEII hospital.

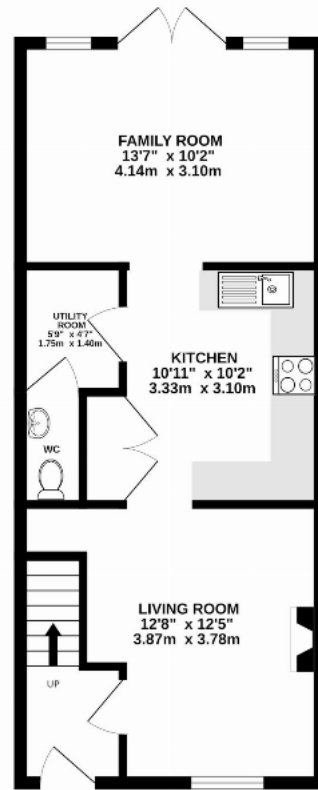
Buyers Information

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.

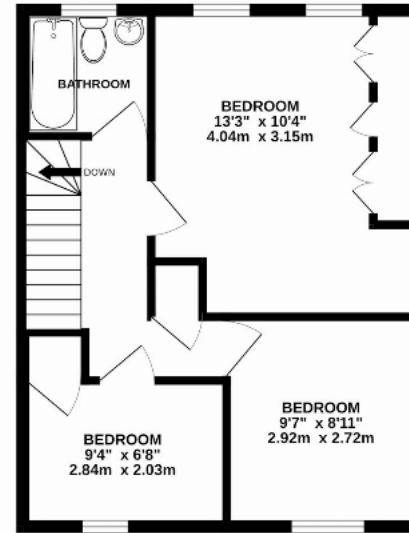








GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.

TOTAL FLOOR AREA: 943 sq.ft. (87.6 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and should be verified on site.

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.