







-  5 Bedrooms
-  4 Bathrooms
-  3 Receptions
-  110ft South West
-  Garage/Drive
-  EPC Band C

Freehold

Council Tax Band:  
G £3,945.75 (25/26)

Local Authority:  
North Hertfordshire District Council





A stunning 5-bedroom, 4-bathroom detached home in an exclusive gated community near Mardley Heath nature reserve.

### Description

This substantial family home, constructed in 2008, offers spacious, well-planned accommodation for family living. The welcoming entrance hall features a cloak cupboard and spacious shower room. At the front, there's a study and separate dining room, while the generous rear sitting room with double doors to the garden boasts a feature fireplace. The recently re-fitted kitchen/dining room, with high-spec fittings, includes granite worktops, AEG/Bosch appliances, a central island with breakfast bar, a utility room and access to the integral garage. Upstairs, the grand principal bedroom offers a bay window, fitted wardrobes, and en-suite. Four double bedrooms share a Jack-and-Jill shower room and family bathroom. Outside, electric gates secure access to private parking for several vehicles. The south-west-facing rear garden features a paved seating area, pergola, and large lawn. Note: Gate maintenance shared with neighbours at approx. £100pa.

### Location

Canonsfield Road is in desirable Oaklands with amenities like a store, butchers, and post office. Close to Welwyn Village's shops and eateries. Top schools nearby. Welwyn Garden City offers more shopping. Fast rail to London in about 21 mins.

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.



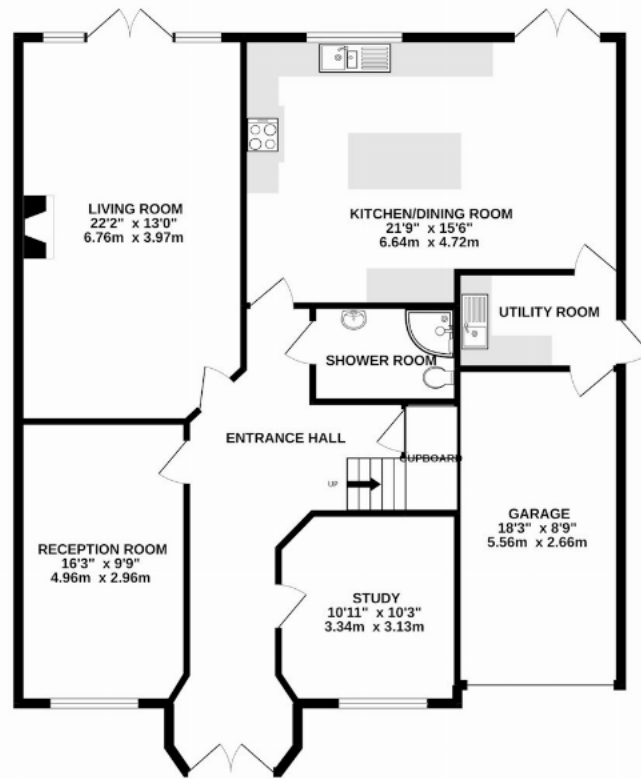




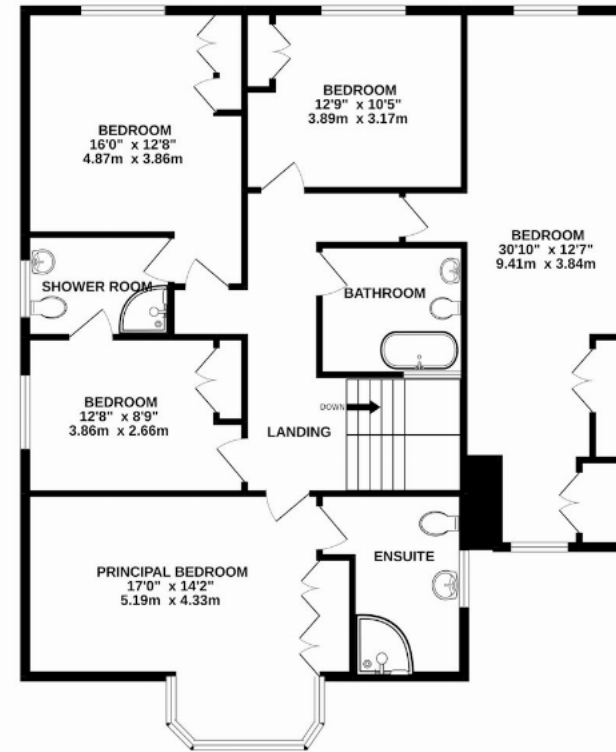








GROUND FLOOR  
1351 sq.ft. (125.5 sq.m.) approx.



1ST FLOOR  
1291 sq.ft. (120.0 sq.m.) approx.

TOTAL FLOOR AREA : 2642 sq.ft. (245.5 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is 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.