


 4 Bedrooms

 1 Bathroom

 2 Receptions

 EPC Band D

Freehold

Council Tax Band:  
D £2,375.60 (2025-2026)

Local Authority:  
Welwyn Hatfield Borough Council





A stylish, spacious home across three floors in a private cul-de-sac, walking distance to mainline rail services.

### Description

Offering flexible accommodation, this immaculately presented family home has been extended and modernised beautifully by its current owners. On the ground floor, there is a large open-plan kitchen/dining/living space with chic units and bi-folding doors to the secluded rear garden. A skylight in the extended living area floods it with natural light. The garden is mainly lawn with a large patio ideal for entertaining, plus a sizeable shed. A guest cloakroom and a generous reception room/fourth bedroom are also downstairs off a smart entrance hall. A fully-tiled modern bathroom is on the first floor, alongside a large linen cupboard and a spacious dual aspect lounge with a balcony accessed through sliding doors. The top floor offers three bedrooms; the largest at the front has built-in wardrobes. The property benefits from gas to radiator heating and double glazing throughout. A newly-paved drive at the front provides off-street parking for two cars.

### Location

Situated near 'The Ryde' and minutes from Hatfield's rail station (London Kings Cross - 24 mins), this home is close to primary schools, shops, road links, Old Hatfield, and Hatfield House. Welwyn Garden City and Hatfield centres are 2.5 miles away.



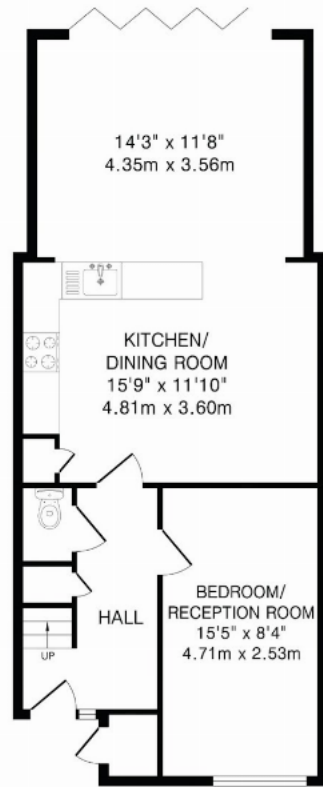
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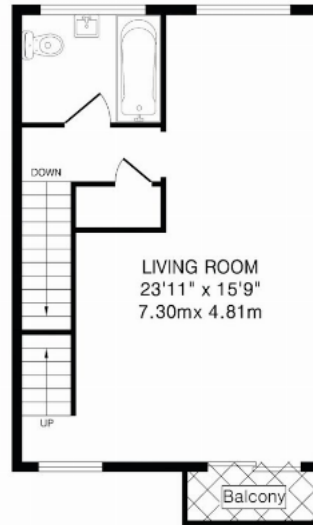




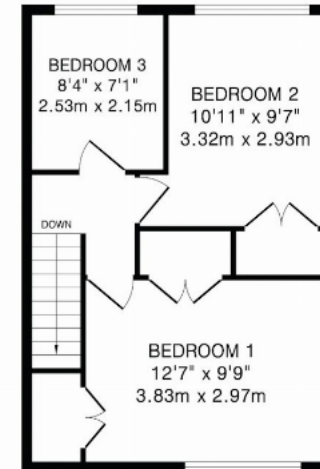




Ground Floor  
588 sq.ft.(54.6 sq.m)approx.



First Floor  
378 sq.ft.(35.1 sq.m)approx.



Second Floor  
378 sq.ft.(35.1 sq.m)approx.

TOTAL FLOOR AREA: 1344 sq.ft.(124.8 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.

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