

-  5 Bedrooms
-  2 Bathrooms
-  4 Receptions
-  Private Garden
-  Double Garage
-  EPC Band D



Freehold

Council Tax Band:
G £3,819.50 (2025-2026)

Local Authority:
Welwyn Hatfield Borough Council

A rare opportunity to acquire this five bedroom detached residence situated in a popular cul-de-sac in the heart of the West Side of town. The property is well positioned with a detached double garage, a stunning orangery and large rear garden.

Description

This well-balanced five-bedroom detached family residence offers accommodation over two floors and is located in a prime West Side location. The ground floor includes a spacious entrance hall with a guest cloakroom and a sizeable study. To the rear, a versatile dining room provides attractive garden views. The separate kitchen is fitted with John Lewis units, offering ample storage and integrated appliances, and leads to a utility room with garden access. The vast living room is filled with natural light, complemented by a modern orangery with garden access. Upstairs, five well-proportioned bedrooms are off a large landing area. The principal bedroom features fitted John Lewis wardrobes and an en-suite shower room, while a family bathroom with a four-piece suite serves the other bedrooms. Outside, there is ample off-street parking on a hard standing driveway and in a detached double garage. The rear garden is spacious, mainly laid to lawn with a patio area ideal for entertaining.

Location

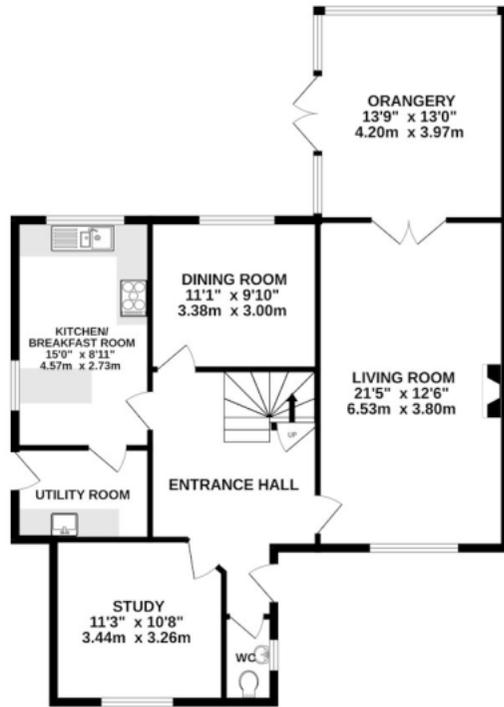
Scotts View is a quiet cul-de-sac and extremely well positioned for the town centre's extensive amenities including John Lewis, Waitrose and mainline rail services, just three quarters of a mile away.

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.







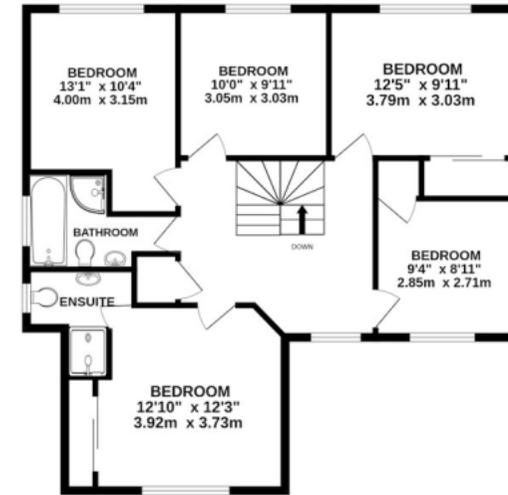


GROUND FLOOR
1274 sq.ft. (118.3 sq.m.) approx.



TOTAL FLOOR AREA : 2123 sq.ft. (197.3 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.



1ST FLOOR
850 sq.ft. (79.0 sq.m.) approx.

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.