



4 bedrooms



2 bathrooms



3 receptions



Private Garden



Garage/Drive



EPC Band D

Freehold

Council Tax Band:
F £3,425.17 (25/26)

Local Authority:
Welwyn & Hatfield Council



Fabulous 4-bedroom family home on a lovely plot with spectacular rear field views, offering flexible accommodation with a study, open-plan kitchen/diner, and spacious lounge.

Description

Situated in an idyllic semi-rural setting, this stunning semi-detached character residence perfectly blends contemporary style with original features. The welcoming entrance hall features a cloakroom and leads to a spacious living room with a feature fireplace and garden access. The bespoke kitchen/dining room connects to a delightful dining and sitting area, with a boot room leading to the garden. The ground floor also includes a study and a versatile double garage with dual access. Upstairs, the principal bedroom boasts an en-suite shower room and countryside views, while three additional bedrooms share a well-appointed family bathroom. Externally, an independent gravel driveway offers ample parking, with side access to beautiful mature landscaped gardens featuring a large raised patio and lawn, backing onto stunning countryside. A brick-built outbuilding provides storage. Note: The road fronting the property is not publicly adopted; however, it is believed to be a public highway benefiting the property since its construction in the early 1900s. The property first registered in 1954, benefits from a drainage facility located at the adjacent property, with an agreement at the Land Registry. It's connected to a private water supply, approved by Veolia Water in 2010, though it has been served by a public supply in the past. These arrangements predate the vendor's ownership of over 22 years, with some tracing back to the 1900s.

Location

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.









TOTAL FLOOR AREA : 2130 sq.ft. (197.9 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.