

 3 Bedrooms

 2 Bathrooms

 2 Receptions

 Communal Garden

 Garage

 EPC Band D

Freehold

Service Charge:  
£1,620.00 per annum

Council Tax Band:  
G £4,008.80 (2026-2027)

Local Authority:  
Welwyn Hatfield Borough Council



An outstanding home offering exceptional accommodation forming part of this stunning Grade II listed Georgian mansion house.

### Description

This captivating three-bedroom home is nestled in a converted Georgian mansion on the serene West Side of Welwyn Garden City. Spanning three floors, it offers a harmonious blend of sophisticated design and versatile living spaces. The ground floor welcomes you with a spacious living/dining room bathed in natural light from sizable windows. The separate kitchen boasts integrated appliances and abundant storage, with a convenient guest cloakroom off the entrance hall. Ascend the stunning spiral staircase to the first floor, where three spacious bedrooms and two bathrooms await. The principal bedroom, with an en-suite shower room and integrated storage, provides a serene retreat. The lower ground floor reveals another generous sitting room and adjacent utility room. High ceilings throughout exude grandeur. Externally, find allocated parking for one vehicle, a detached garage on bloc, and meticulously maintained communal gardens. Being sold with no onward chain. Service Charge: £135 pm.

### Location

Whilst having the feel of a rural country house conversion, the property is very conveniently located within walking distance of Welwyn North station.

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.









BASEMENT  
648 sq.ft.(60.1 sq.m)approx.



Ground Floor  
595 sq.ft.(55.3 sq.m)approx.



FIRST Floor  
671 sq.ft.(62.3 sq.m)approx.

TOTAL FLOOR AREA: 1914 sq.ft.(177.7 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.

**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.