 3 Bedrooms

 2 Bathrooms

 2 Receptions

 Private Garden

 Garage/Drive

Freehold

Council Tax Band:
E £2,939.78 (2026-2027)

Local Authority:
Welwyn Hatfield Borough Council



 **ashtons**
for life's great moves

Elderfield, Welwyn Garden City, Hertfordshire, AL7 1FN
Offers in excess of £475,000

Well-presented three-bedroom home on three floors, with spacious living, principal suite with en suite, garage, drive, and rear garden.

Description

Situated in a highly desirable area, this beautifully presented three-bedroom, two-bathroom home offers spacious accommodation over three floors, close to local amenities and excellent transport links. The ground floor features a modern kitchen/breakfast room, a generously sized lounge, a useful conservatory overlooking the rear garden, and a convenient guest WC. On the first floor are two spacious bedrooms with built-in storage, along with a well-appointed family bathroom. The entire top floor is occupied by an impressive principal suite with substantial floor space, a large four-piece en suite bathroom, and a dedicated dressing area with fitted storage. Externally, the property boasts a well-maintained rear garden, a driveway providing off-road parking for multiple vehicles, and an integral garage.

Location

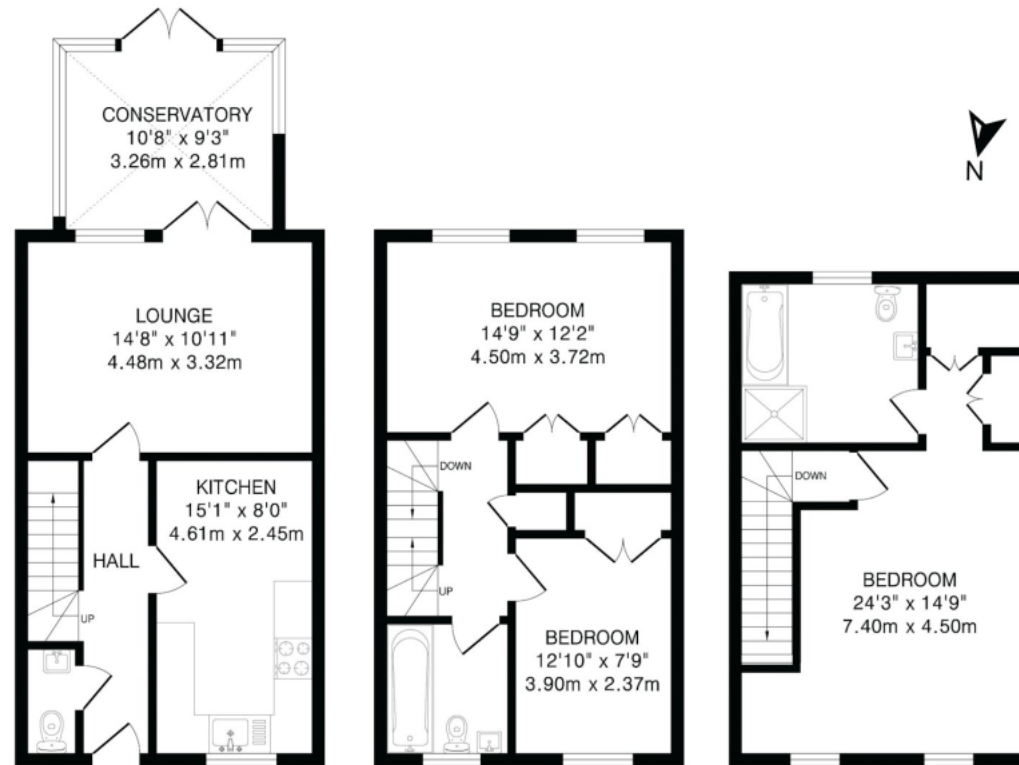
Elderfield is situated within a popular area of Welwyn Garden City, offering a convenient residential setting close to a range of local amenities.



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 494 sq.ft.(45.9 sq.m)approx. First Floor 389 sq.ft.(36.1 sq.m)approx. Top Floor 357 sq.ft.(33.1 sq.m)approx.

TOTAL FLOOR AREA: 1240 sq.ft.(115.1 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.