

 3 Bedrooms

 1 Bathroom

 3 Receptions

 South Facing

 Garage/Drive



Leasehold (897 years remaining)

Ground Rent:  
£8.00 per annum

Council Tax Band:  
F £3,474.29 (2026-2027)

Local Authority:  
Welwyn Hatfield Borough Council

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Polayn Garth, Welwyn Garden City, Hertfordshire, AL8 7DJ  
Guide price of £800,000

Extended traditional Welwyn Garden-style property, centrally located yet tucked away in a quiet close on the desirable West Side of town.

### Description

A pretty front garden and a smart driveway enhance this charming family home's traditional frontage. The spacious living room features a deep bay window at the front, offering a pleasant view of the close. The rear extension includes a dining room with patio doors and a kitchen/breakfast room. A side door leads from the kitchen to a secure gate providing access to the front and detached garage with power and a workbench. The pathway leads to a beautifully-maintained, private, southeast-facing rear garden, mainly laid to lawn with a spacious patio. This tranquil space includes a shed, mature trees, shrubs, and a rose bed. Inside, the modern kitchen enjoys garden views, complemented by a study and a WC downstairs. Upstairs, there are three bright bedrooms, with the two largest featuring fitted wardrobes, all served by a modern, fully-tiled family bathroom.

### Location

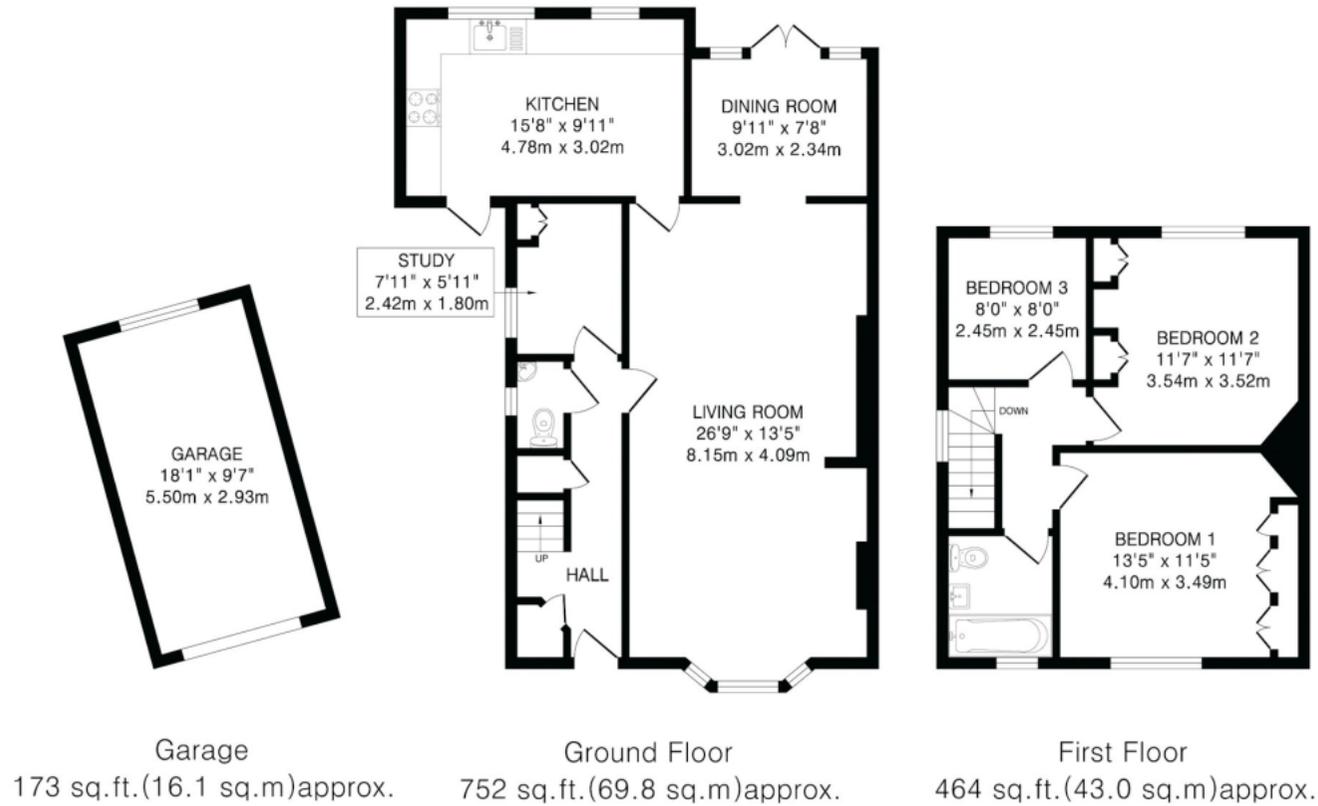
Polayn Garth is ideally located on the desirable 'West Side', steps from town centre amenities like John Lewis and mainline rail to London (Kings Cross 28 mins). Close to Welwyn Garden City Golf Club, Sherrards Wood, top schools, and supermarkets.



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: 1389 sq.ft.(128.9 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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