



3 Bedrooms



2 Bathrooms



4 Receptions



Private Garden



Driveway



EPC Band C

Leasehold

Council Tax Band:
E £2,800.97 (2025-2026)

Local Authority:
Welwyn Hatfield Borough Council



An extended, spacious West Side family home with a large, secluded rear garden, located within easy walking distance of the town centre and popular schooling.

Description

A well-kept front garden, mainly lawn, and a traditional porch enhance this home's charming frontage. The porch offers coat and shoe storage, leading to a welcoming hallway with a tall understairs cupboard. To the left, a large dual-aspect lounge with a gas fireplace opens to a study/snug with French doors to the patio. The dining room, at the front, features a hatchway to the kitchen, aligning with the home's traditional style. The kitchen includes a pantry and ample storage, connecting to a bright breakfast room with utility area and access to the rear garden. A conveniently placed shower room is nearby. Upstairs, a family bathroom and separate w/c serve three spacious bedrooms. The largest bedroom and one generous double have fitted wardrobes and overlook the rear garden. The third bedroom includes an in-built wardrobe and cupboards. The extensive rear garden, backing onto Sherrardspark Wood, is perfect for family enjoyment. An insulated shed with power, previously a home office, and a large garage are available. Note: No road parking 9am–11am, Mon–Sat.

Location

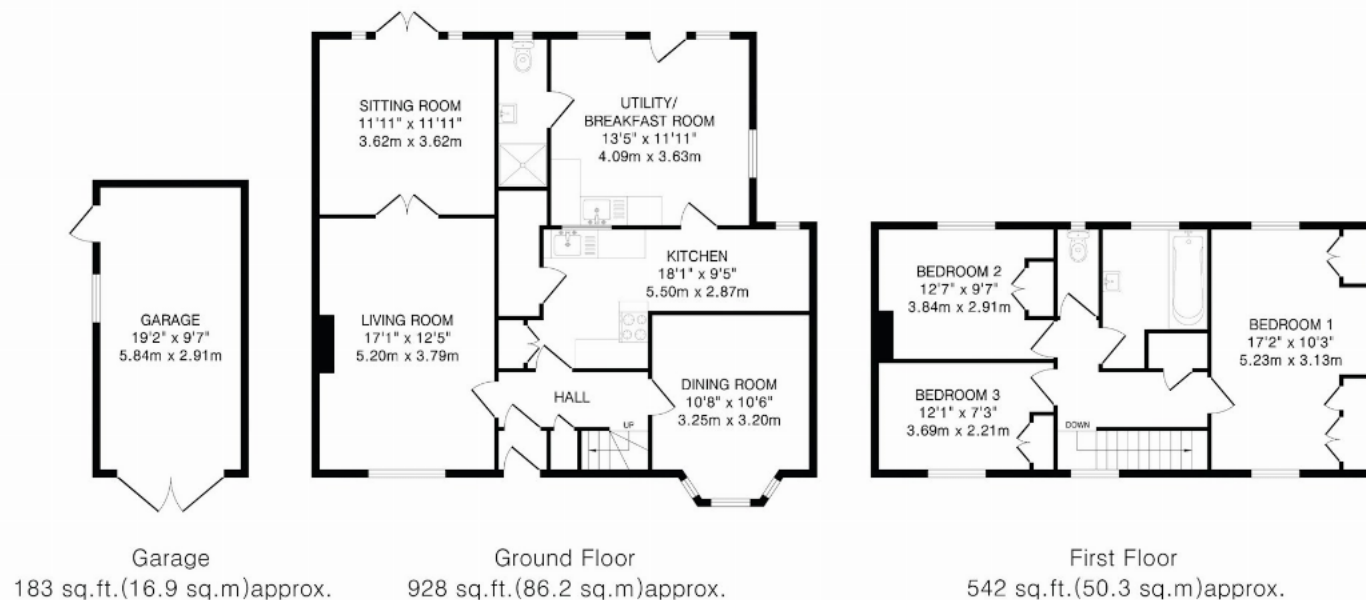
The property enjoys an enviable position in the sought after West Side of Welwyn Garden, backing onto Sherrardspark Wood and within easy walking distance of the town centre's amenities including John Lewis, and mainline station.



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. - Leasehold: 999 years from 24 June 1948. - Ground Rent: £10 pa.







TOTAL FLOOR AREA: 1653 sq.ft. (153.4 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.