

Council Tax Band G - £3,952.12 2025-2026 **Local Authority** Welwyn Hatfield Borough Council

4 Bedrooms

1 Cloakroom

Driveway

EPC Band D

3 Reception Rooms

Around Gardens





Hangmans Lane, Welwyn, Herts, AL6

Set on a generous third-of-an-acre plot, this spacious and well-presented split-level chalet bungalow comes with outline planning permission to build a separate three bedroom detached home within the grounds. Located on a sought-after road in Oaklands, it offers easy access to woodland walks and local amenities - a rare opportunity with incredible potential.

Description

This versatile split-level chalet bungalow is set in an elevated position within a generous one-third-of-an-acre plot which is approached via a gravel driveway leading to a double garage at the foot of the garden. The property itself sits proudly at the top of the plot, offering privacy, space, and a sense of seclusion.

Inside, a spacious split-level hallway leads to a well-proportioned dining room, a flexible fourth bedroom/snug, two further bedrooms, a family shower room, and stairs up to the first floor. To the right, a large lounge opens onto a charming decked veranda, while a study, fully fitted kitchen, and utility room are positioned toward the rear.

Upstairs, the principal bedroom suite features a dressing area, smart en-suite bathroom, and dual-aspect windows with elevated countryside views to both the front and rear.

Externally, the wrap-around plot includes tiered front gardens bordered by mature hedges and trees and vegetable plots to the rear, offering a wonderful blend of practicality and natural beauty in what is a highly desirable Oaklands location.

Agents Notes: This is an exceptional opportunity for multi-generational living, development, or investment. as the property also benefits from outline planning permission to build a detached two/three-bedroom home within the grounds with a new drive and garage erected close to the house. Plans are available upon request.

Location

Hangmans Lane is a quiet and private road situated just a five minute walk from a parade of shops, public house, Post Office and local primary school and within a few minutes' drive of Welwyn Village which offers an excellent range of amenities, including doctor's and dentist surgeries, Tesco Express along with pubs and restaurants offering fine dining.

More extensive facilities are in Welwyn Garden City which is approximately four miles away.

Welwyn North station and also Knebworth station are only a short drive and offer a fast and frequent service into Kings Cross, taking from just 21 minutes, whilst junction 6 of the of the A1(M) is within two miles.









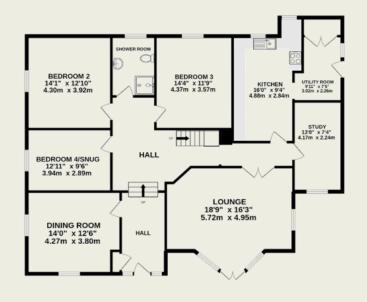




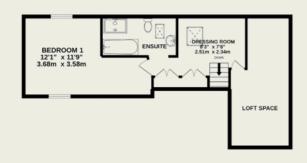


Important Information
These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative 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, 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 2021 equated to £48.36 per referral.







GROUND FLOOR 1980 sq.ft. (184.0 sq.m.) approx.

1ST FLOOR 550 sq.ft. (51.1 sq.m.) approx.

TOTAL FLOOR AREA: 2530 sq.ft. (235.0 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







