



4 Bedrooms



2 Bath/Shower Rooms
1 Cloakroom



3 Reception Rooms



Garage & Driveway



Private Garden



EPC Band C

Council Tax
Band F
- £3,310.24 2025-2026
Local Authority
Welwyn/Hatfield



The Shaws, Welwyn Garden City, AL7
Guide Price £600,000.00 Freehold

The Shaws, Welwyn Garden City, AL7

This impressive four bedroom detached house is well presented throughout and benefits from off-street parking and a desirable location near woodlands and transport links.

🏡	Spacious Family Home
🏡	Detached
🏡	Four Bedrooms
🏡	Fitted Kitchen
🏡	Large Living Room
🏡	Conservatory
🏡	Garage

Description

This superb family home offers spacious living accommodation throughout.

A sunny front porch leads into a welcoming hallway with a W/C to the left and stairs leading upwards with a large under stairs cupboard. A bright, dual aspect lounge with broad bay window to the front, leads through to a delightful hexagonal conservatory with direct access to the beautiful, secluded rear garden which is mainly laid to lawn with two patios/seating areas. A spacious dining room is located at the rear of the property and a contemporary fitted kitchen with integrated appliances provides access to the adjoining garage with power and plumbing for a utility area.

Upstairs, the main bedroom has fitted cupboards, wardrobes along the entire length of one wall and a spacious en-suite shower room. There are three further bedrooms, all served by a fully tiled family bathroom.

The property's attractive frontage incorporates a small, smart front garden and a driveway providing off-street parking for two vehicles.

Agents Note: This property is of timber frame construction.

Location

The Shaws is a delightful cul-de-sac close to Rolls Wood and countryside walks. The area offers access to local schools, shops (Morrisons supermarket) and all major road links - A414 Hertford Road and A1(M) motorway.

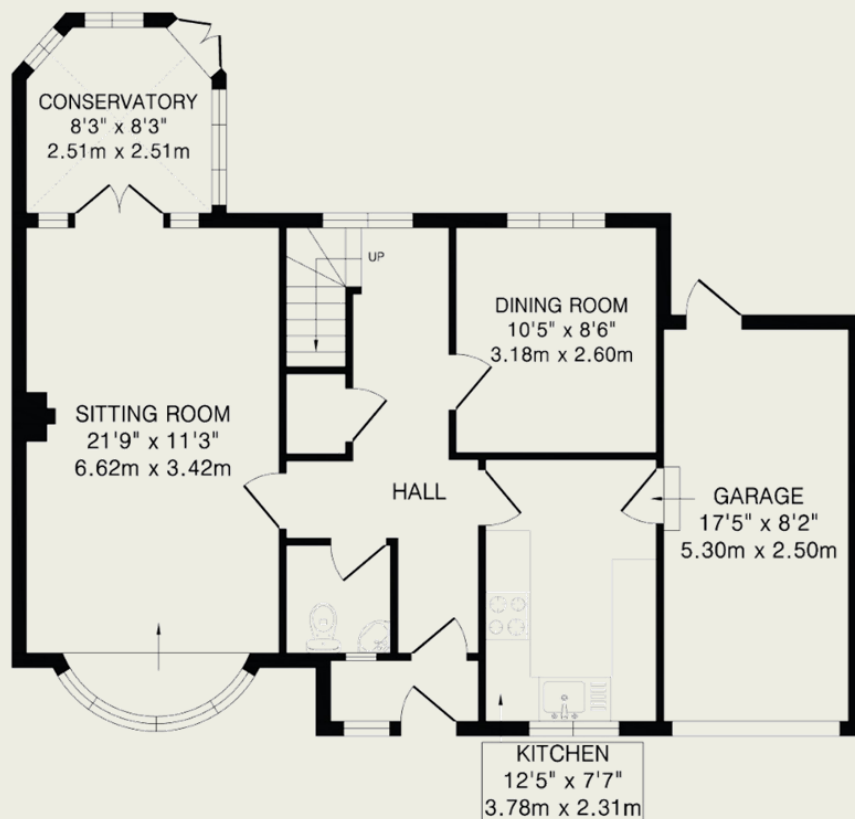
Town centre amenities, including the Howard Shopping Centre, John Lewis, Waitrose and a mainline rail station (London Kings Cross 28 minutes) are a short bus/car journey away.



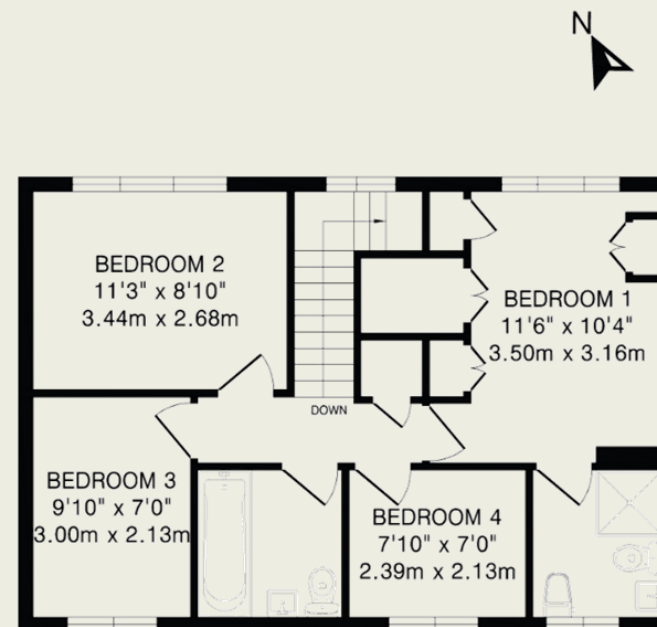


Important Information

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 2021 equated to £48.36 per referral.



Ground Floor
806 sq.ft.(74.9 sq.m)approx.



First Floor
529 sq.ft.(49.1 sq.m)approx.

TOTAL FLOOR AREA: 1335 sq.ft.(124.0 sq.m)approx.
This floor plan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.