



4 Bedrooms



2 Bath/Shower Rooms
1 Cloakroom



2 Reception Rooms



Garage & Driveway



Large Rear Garden with
Raised Terrace



EPC Band C

Council Tax

Band E
- £2,898.23 2025-2026

Local Authority
Welwyn/Hatfield



Rosecroft Lane, Welwyn, Hertfordshire, AL6
Guide Price £800,000.00 Freehold

Rosecroft Lane, Welwyn, Hertfordshire, AL6

A beautiful four bedroom detached family home tucked away in a peaceful turning, with a superb private rear garden and a large garage.

Description

A pretty, cottage-style front garden and generous pebbled driveway contribute to this charming property's attractive frontage.

A welcoming entrance hall sweeps round to the spacious living room at the rear of the property and presents stairs leading up to the first floor and a tall, extremely deep cloakroom cupboard. Double doors lead from the hall into what could very well be considered the heart of this beautiful home: a large, dual-aspect kitchen/dining room. The kitchen benefits from a breakfast bar, integrated appliances, a Rangemaster cooker with 5-ring gas hob and access via an external door to the side of the house, leading to the front and rear. An ideal home office is located further along the hall, as is a sizeable cloakroom, incorporating a large utility cupboard housing a washing machine and tumble dryer.

The cosy yet generous dual-aspect living room enjoys a marvellous elevated view over the garden and beautiful tree scape beyond. French doors open onto a small raised terrace, leading down onto a decking area and patio. Steps lead from here onto the lawn. The property's large garage has power and is located in the rear garden, along with a shed.

Upstairs, a bright, airy landing presents doors to four bedrooms, a family bathroom and a deep airing cupboard. The largest, dual-aspect bedroom boasts a generous en-suite shower room with significant eaves storage and two deep double fitted wardrobes. Two other double bedrooms each benefit from an especially deep built-in wardrobe and the fourth bedroom has fitted wardrobes and drawers too.

Agents Note: Restrictive Covenant - cannot keep farm animals or erect hoardings.

Location

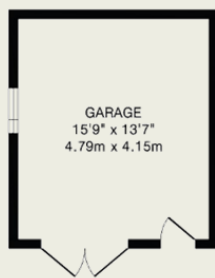
Rosecroft Lane is a quiet turning off of Mardley Avenue in the sought-after Oaklands area of Welwyn, within easy reach of a useful local shopping parade and primary school. The larger villages of Welwyn and Knebworth are close at hand, providing a more comprehensive range of amenities, including Knebworth train station.



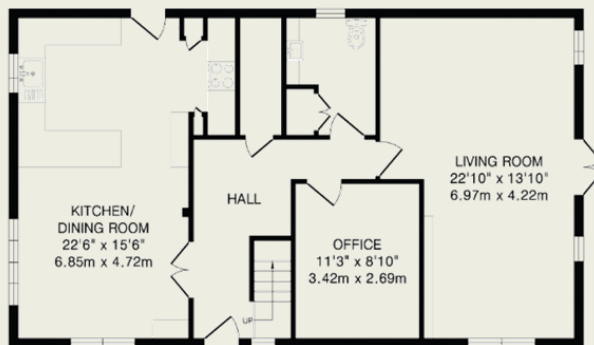


Important Information

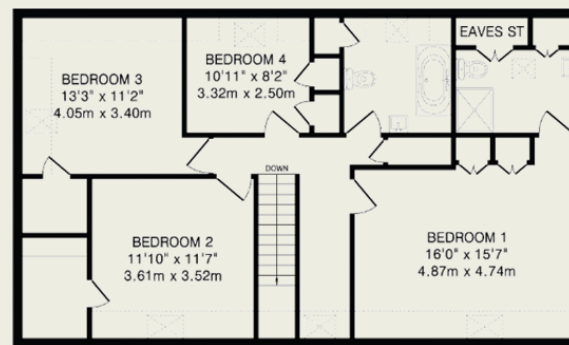
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Garage
214 sq.ft.(19.8 sq.m)approx.



Ground Floor
907 sq.ft.(84.2 sq.m)approx.



First Floor
907 sq.ft.(84.2 sq.m)approx.

TOTAL FLOOR AREA: 1814 sq.ft.(168.4 sq.m)approx.
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and position of each element are approximate and must be viewed
as such.