



3 Double Bedrooms



2 Bath/Shower Rooms
1 Cloakroom



1 Reception Room



Garage & Off-Street
Parking



South Facing Rear Garden



EPC Band B

Council Tax
Band: F

£3,425.17 Apr 25/Mar 26

Local Authority
Welwyn & Hatfield Borough
Council

Service Charge: £350 pa approx.



Reeves Court, Welwyn, AL6 9FU
Guide Price £775,000 Freehold

Reeves Court, Welwyn

This impressive and beautifully presented property is located in the highly desirable Wilshere Park Development, nestled within a peaceful cul-de-sac. Offering modern living in a prime location, this home is sure to captivate with its stylish design and exceptional setting.

Description

This stunning home, presented in immaculate, 'as-new' condition, is nestled at the end of a highly sought-after cul-de-sac. Boasting convenience and charm, the property offers parking directly in front of its garage.

As you step inside, the welcoming hallway features practical understairs storage and a convenient cloakroom with wc. The front of the home opens to a spacious, thoughtfully designed kitchen/dining room, complete with a bright bay window ideal for family gatherings. The kitchen impresses with generous storage, high-specification appliances and luxurious granite worktops.

At the rear, the generously sized living room, bathed in natural light from its bay window and French doors, seamlessly connects to the beautifully landscaped garden, creating a perfect indoor-outdoor flow.

Upstairs, the principal bedroom boasts fitted wardrobes and a stylish en-suite shower room. The remaining two double bedrooms are equally inviting and are served by a well-appointed family bathroom.

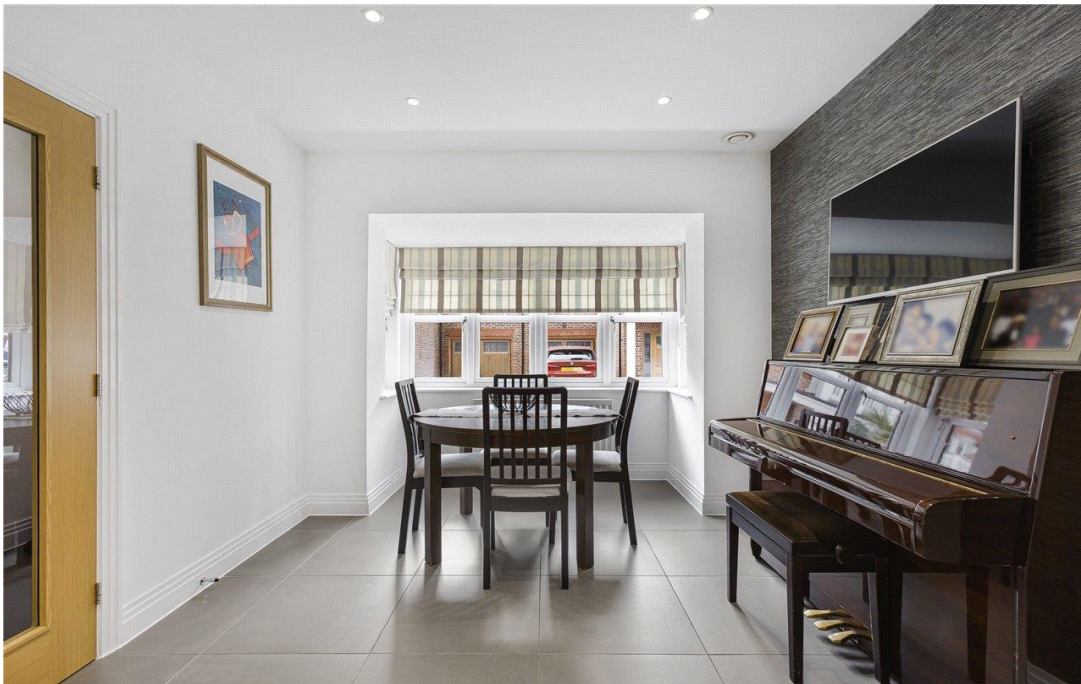
The rear garden is a tranquil oasis, featuring a paved seating area, level lawn and a colourful array of shrubs and flowers. Practicality is enhanced by the convenient pedestrian access to the back of the garage.

This home effortlessly combines modern comfort with elegant design perfect for those seeking a home in a prime location.

Location

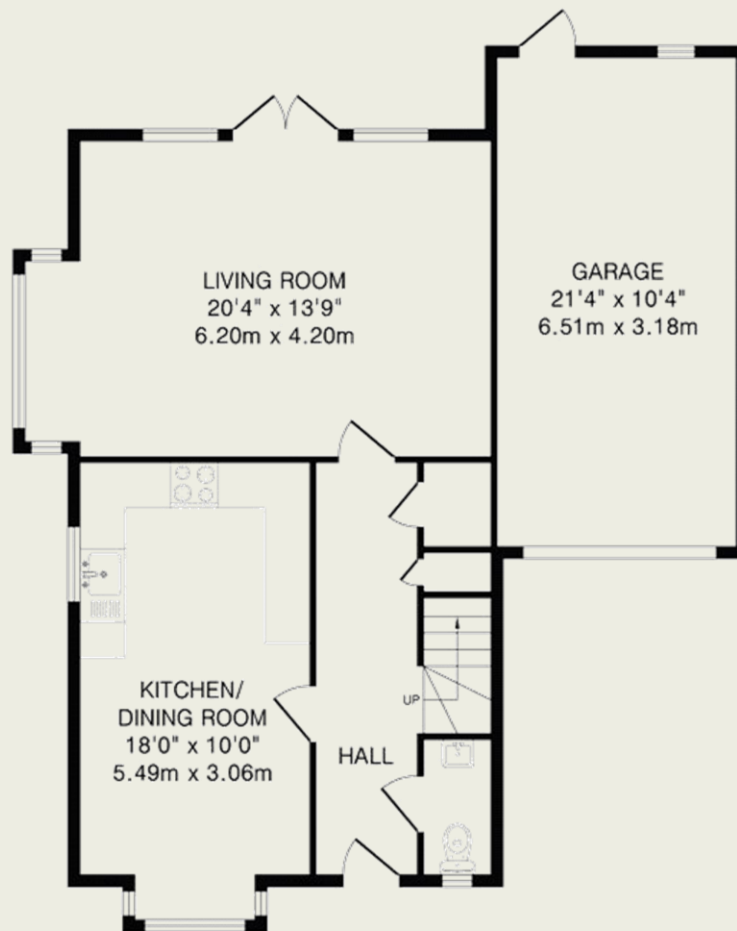
The property is situated within an exclusive private residential development on the periphery of Welwyn Village surrounded by beautiful mature parkland and an abundance of rural walks and cycleways. The village of Welwyn is within walking distance and offers a range of independent shops, Tesco Express, doctor's surgery and numerous eating and drinking establishments, along with the renowned St. Marys primary school and Welwyn North mainline rail station with fast and frequent services into London. Welwyn Garden City with its more extensive range of amenities, including John Lewis, Waitrose and The Howard Shopping Centre, is situated approximately three miles away. The property is also close to all main road links, including the A1(M).



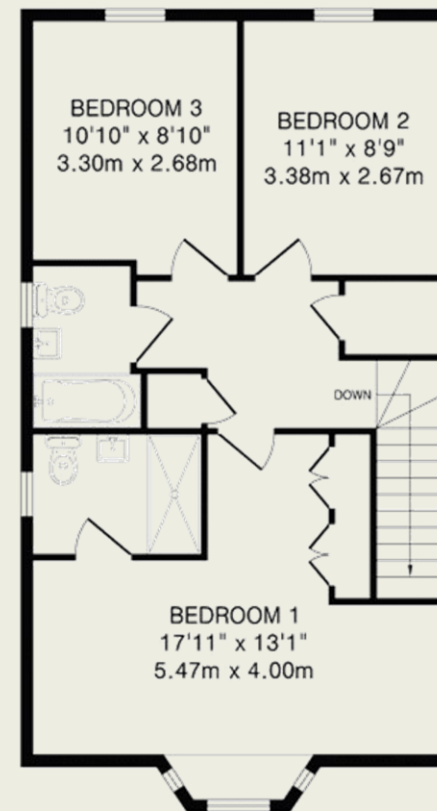


Important Information

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Ground Floor
832 sq.ft.(77.2 sq.m)approx.



First Floor
586 sq.ft.(54.4 sq.m)approx.

TOTAL FLOOR AREA: 1418 sq.ft.(131.6 sq.m)approx.

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