



4 Bedrooms



**3 Bath/Shower Rooms
1 Cloakroom**



1 Reception Room



Garage & Driveway



**Low Maintenance Rear
Garden**



EPC Band B

**Council Tax
Band: E**

£2,800.97 Apr 25/Mar 26

Local Authority
Welwyn & Hatfield Borough
Council

Service Charge: £82 per quarter
for maintenance of estate.



Henry Close, Welwyn Garden City, AL7 4BS
Offers in Excess of £600,000 Freehold

Henry Close, Welwyn Garden City

This exceptional family home offers generous living space spread across three well presented floors. Highlights include two en-suite bedrooms, a private garage and convenient off-street parking, ideal for modern family living.

Description

This beautiful family home, built in 2018 by the highly regarded Bellway Homes, is presented to the market in good condition throughout.

The ground floor features a bright and spacious living room, enhanced by two skylights and French doors that open onto the garden. The contemporary kitchen is equipped with a range of fitted wall and base units, a generous dining area, and additional garden access. Completing this level is a guest cloakroom and a utility room, originally designed as a study, which can easily be reinstated for added flexibility.

The first floor offers three well-proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes and an en-suite. The top floor is dedicated to an impressive master suite, complete with fitted wardrobes and a luxurious en-suite bathroom.

Externally, the rear garden is designed for low-maintenance enjoyment, featuring a patio area and artificial grass. To the front, the property benefits from off-street parking and a private garage, offering both convenience and practicality.

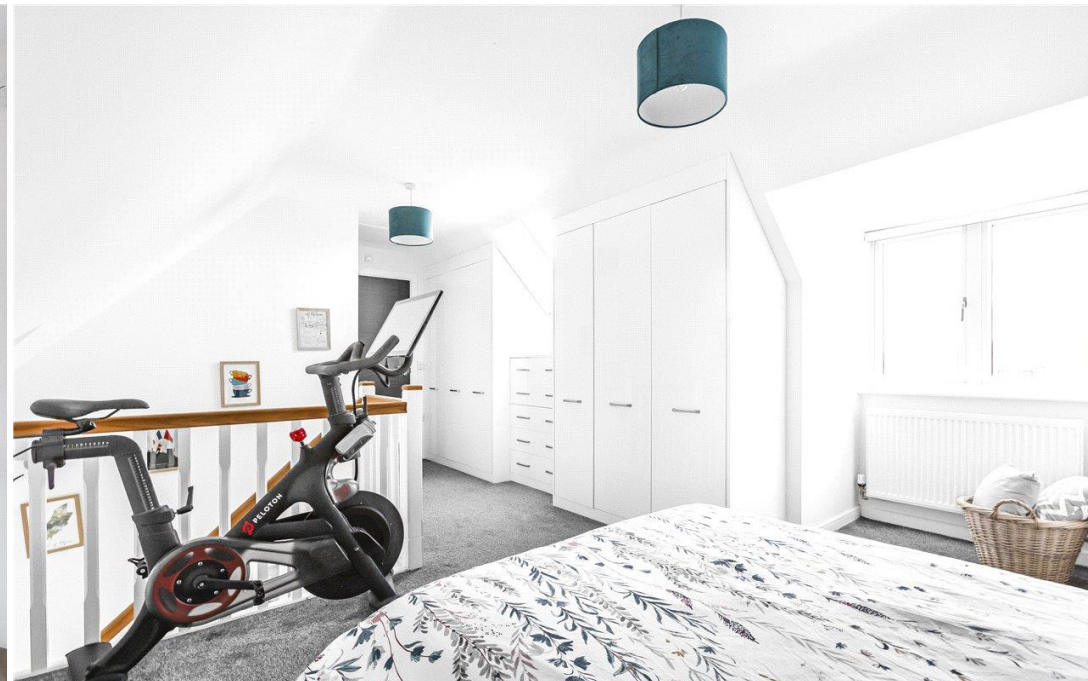
This beautifully designed home is an ideal choice for modern family living.

Location

Henry Close is a private turning consisting of just five houses, forming part of a tastefully designed modern development on the old QEII site.

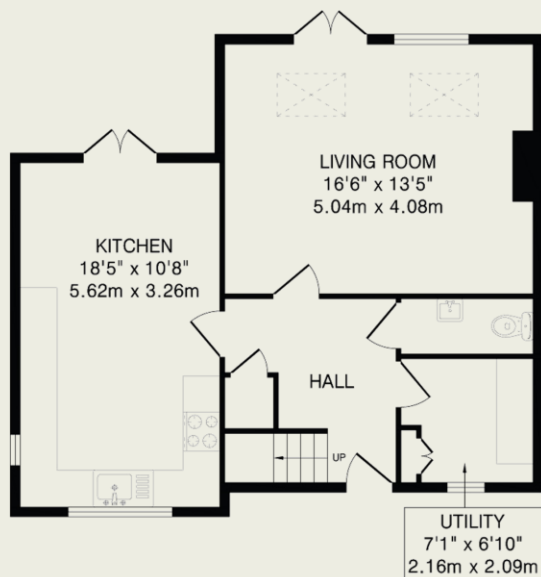
The property provides easy access to The Commons Nature Reserve, King George V playing fields and various shops and amenities.



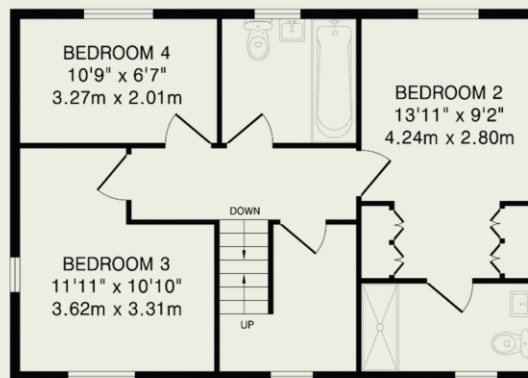


Important Information

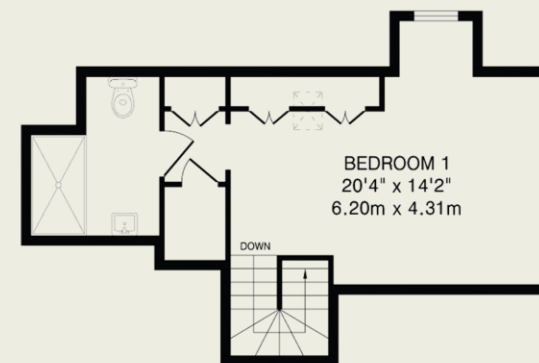
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Ground Floor
590 sq.ft.(54.8 sq.m)approx.



First Floor
520 sq.ft.(48.2 sq.m)approx.



Second Floor
306 sq.ft.(28.4 sq.m)approx.

TOTAL FLOOR AREA: 1416 sq.ft.(131.4 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.