


 4 Bedrooms

 3 Bath/Shower Rooms  
1 Cloakroom

 4 Reception Rooms

 Off Street Parking

 Private Rear Garden

 EPC Band E

Council Tax  
Band: F  
£3,310.24 2025-2026

Local Authority  
Welwyn Hatfield Borough  
Council

Leasehold: From 25/03/1924  
898 years remaining  
Ground Rent: £12 pa

The   
**Collection**  
TOWN | COUNTRY | EQUESTRIAN



The Valley Green, Welwyn Garden City, Hertfordshire, AL8  
Asking Price £1,400,000.00 Leasehold

## The Valley Green, Welwyn Garden City, Hertfordshire, AL8

**A rare opportunity to acquire this stunning four bedroom detached residence in the heart of the West Side. The property features well-balanced accommodation throughout, finished to the highest of standards. Benefitting from ample off-street parking, large rear garden and easy access to town centre amenities.**

### Description

Introducing a stunning four bedroom detached family home, ideally located on a prime West Side turning, just a short walk from Welwyn Garden City town centre. This exceptional property has been meticulously remodelled, extended and updated by the current owners to offer a truly remarkable family home.

Upon entering, you're greeted by a spacious hallway leading to a large study or playroom with built-in storage. At the heart of the home, the expansive kitchen, dining, and reception area features an integrated kitchen and two sets of doors opening to the rear garden, perfect for seamless indoor-outdoor living. A pantry and utility area, where there is a useful second entrance, provide added convenience and storage. The front-facing living room offers a cosy retreat, while a further office/bedroom 5 with a mezzanine level adds versatility. A guest cloakroom completes the ground floor. Upstairs, the well-proportioned bedrooms are complemented by three stylish bathrooms. The principal bedroom boasts a dressing area and an en-suite shower room, with triple aspect windows offering views over the rear garden. A guest room also enjoys an en-suite, and a spacious family bathroom serves the remaining bedrooms.

Externally, the property offers off-street parking for multiple vehicles and a generous rear garden with a large patio and lawn area, ideal for family gatherings and outdoor relaxation.

### Location

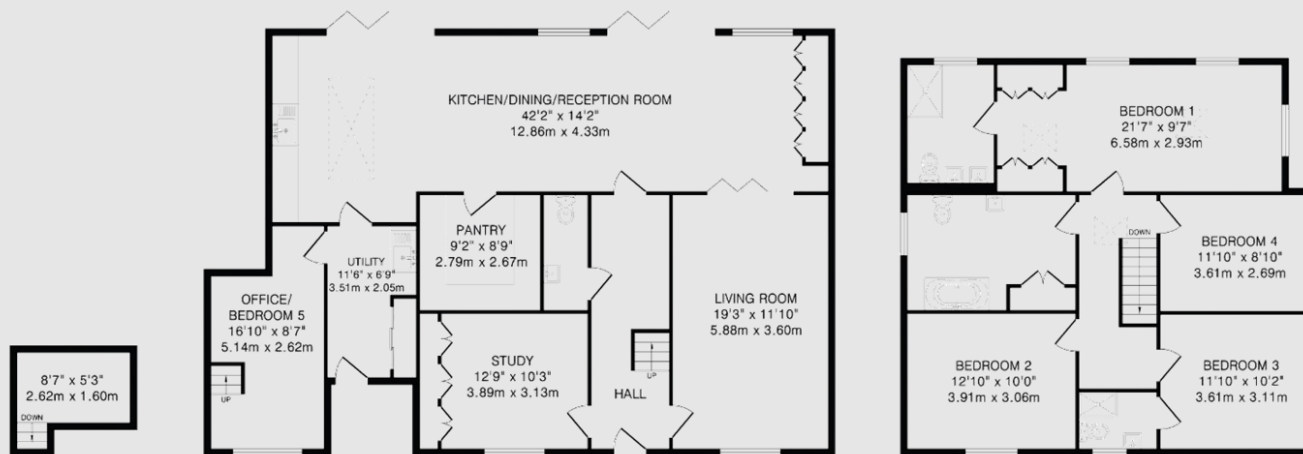
The Valley Green is conveniently placed on the sought after West Side within a short walk of the town centre's amenities, including John Lewis, Waitrose, The Howard Shopping Centre and mainline rail services to the south and north. Kings Cross is 28 minutes whilst St Pancras International with straight onward access to Blackfriars, City Thameslink, Gatwick etc. is 35 minutes. Within close walking proximity is the five-acre Sherrards Wood nature reserve, the popular Welwyn Garden City Golf Club and sought after Applecroft and Templewood primary schools. The property also offers easy access to the A1(M), the renowned Brocket Hall Golf Club and a range of private schools including Sherrardswood, Heath Mount, Queenswood and St. Albans School for Boys.





#### 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.



Mezzanine Floor  
 50 sq.ft.(4.6 sq.m)approx.

Ground Floor  
 1379 sq.ft.(128.2 sq.m)approx.

First Floor  
 911 sq.ft.(84.6 sq.m)approx.

TOTAL FLOOR AREA: 2276 sq.ft.(217.4 sq.m)approx.  
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 and position of each element are approximate and must be viewed  
 as such.

