



4 Bedrooms



2 Bath/Shower Rooms
1 Cloakroom



3 Reception Rooms



Garage and Driveway



Fantastic Rear Garden



EPC Band D

Council Tax

Band G
- £3,640.24 2024-2025

Local Authority
Welwyn Hatfield Borough
Council



High Oaks Road, Welwyn Garden City, AL8 7BH
Asking Price £1,450,000.00 Leasehold

High Oaks Road, Welwyn Garden City, AL8

Offered to the market chain free and for the first time in around 40 years, this impressive double fronted detached family home occupies a generous plot on one of the most sought after roads on the West Side of the Garden City. This exceptional traditional home offers unparalleled charm and convenience as well as an amazing rear garden with beautiful countryside views and a coveted south-westerly orientation.

Description

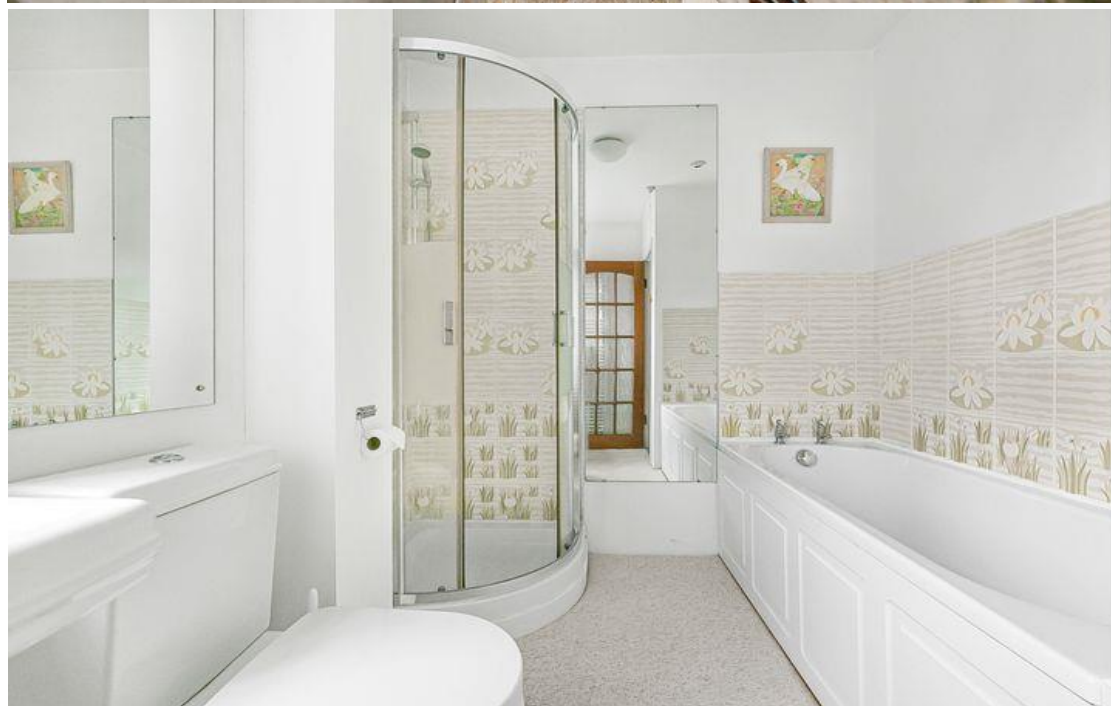
A well-kept front garden and driveway contribute to the property's traditional, attractive frontage. A broad reception hall with coat cupboard present stairs leading to the first floor and a door to the large triple-aspect lounge on the left. This impressive family room is exceptionally bright and benefits from high ceilings which are enjoyed throughout the house. Large sliding patio doors offer an amazing view of the incredible south-westerly facing rear garden and golf course beyond, which has to be seen to be properly appreciated! The large, private rear garden has a generous patio, is mainly laid to lawn and has a pretty octagonal summer house and a sizeable greenhouse. The dining room, which is also located off of the reception hall, leads through to the dual-aspect fitted kitchen in an extended part of the house. Happily, views of the beautiful rear garden can be enjoyed from here too. A downstairs cloakroom and a study are located further along the hallway as well as access to the large garage which has a window and glazed door to the rear garden.

Upstairs, three bedrooms enjoy marvellous views of the garden and beyond. The largest dual aspect bedroom at the rear of the property boasts a plethora of fitted furniture, including wardrobes and drawers, as well as a generous en-suite bath and shower room. A dual aspect family bathroom at the top of the stairs serves the remaining three bright bedrooms which are located along the charming gallery landing; the largest of these rooms at the rear of the house benefits from a fitted wardrobe.

Location

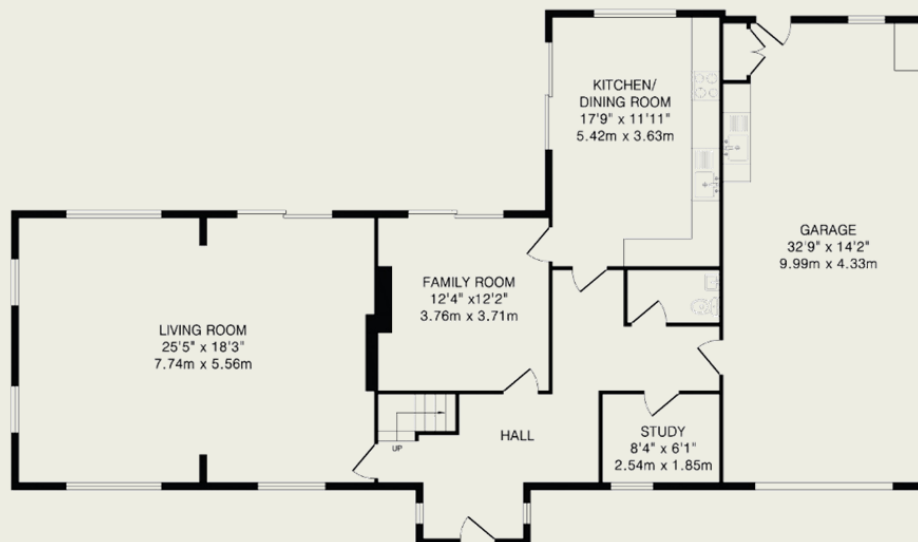
One of the most sought after roads on Welwyn Garden City's West Side, High Oaks Road is situated within walking distance of the town centre with its wide range of amenities and shops, including John Lewis and Waitrose. Also in the town centre is a mainline railway station with fast and regular services into London Kings Cross and Moorgate in the heart of London. The A1(M) is within easy access as well, providing easy access to Cambridge, London Stanstead airport, the M25 and the national motorway network. Highly regarded local primary and secondary schooling, Welwyn Garden City Golf Club, Gosling Sports Park and local sports clubs are all just a short distance from the property.





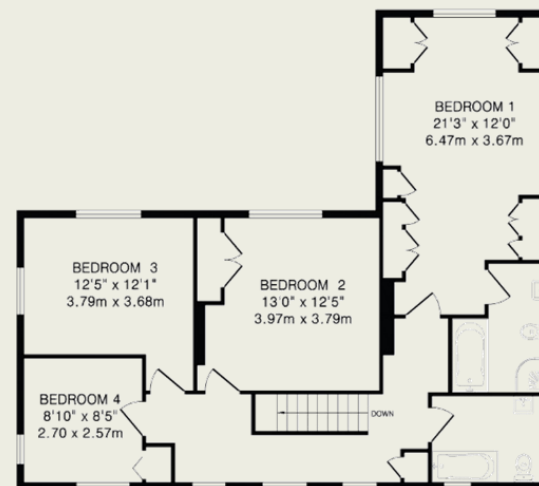
Important Information

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

1561 sq.ft. (145 sq. m) approx



First Floor

850 sq.ft.(79 sq. m) approx

TOTAL FLOOR AREA 2411 sq.ft (224 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.