



4 Bedrooms



2 Bath/Shower Rooms
1 Cloakroom



3 Reception Rooms



Driveway



South West Facing Rear
Garden



EPC Band C

Council Tax

Band E
- £2,800.97 2025-2026

Local Authority
Welwyn Hatfield Borough
Council

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Langstone Ley, Welwyn Garden City, Hertfordshire, AL7
Guide Price £585,000.00 Freehold

Langstone Ley, Welwyn Garden City, Hertfordshire, AL7

A stunning four bedroom link detached house, extended and converted to improve the already generous living space, well presented throughout and occupying a great plot within a popular development.

- 🏡 Stunning Link Detached House
- 🏡 Walking Distance to Local Shops
- 🏡 3 Reception Rooms
- 🏡 Downstairs Cloakroom
- 🏡 Storage/Utility Room
- 🏡 Fitted Wardrobes & En-Suite To Main Bedroom
- 🏡 South West Facing Rear Garden

Description

This wonderful family home comes to the market in excellent condition throughout and boasts fantastic living space across both floors. On the ground floor a contemporary kitchen sits at the front of the house. To the rear is a large living room, with a bright and airy conservatory extension and separate dining room just off.

Additional ground floor benefits include a guest cloakroom and a storage/utility room.

Upstairs there are four good size bedrooms, the principal benefitting from fitted wardrobes and an en-suite shower room, and the remaining three sharing the family bathroom.

External benefits include a south west facing garden with direct side access and a block paved driveway to the front.

Location

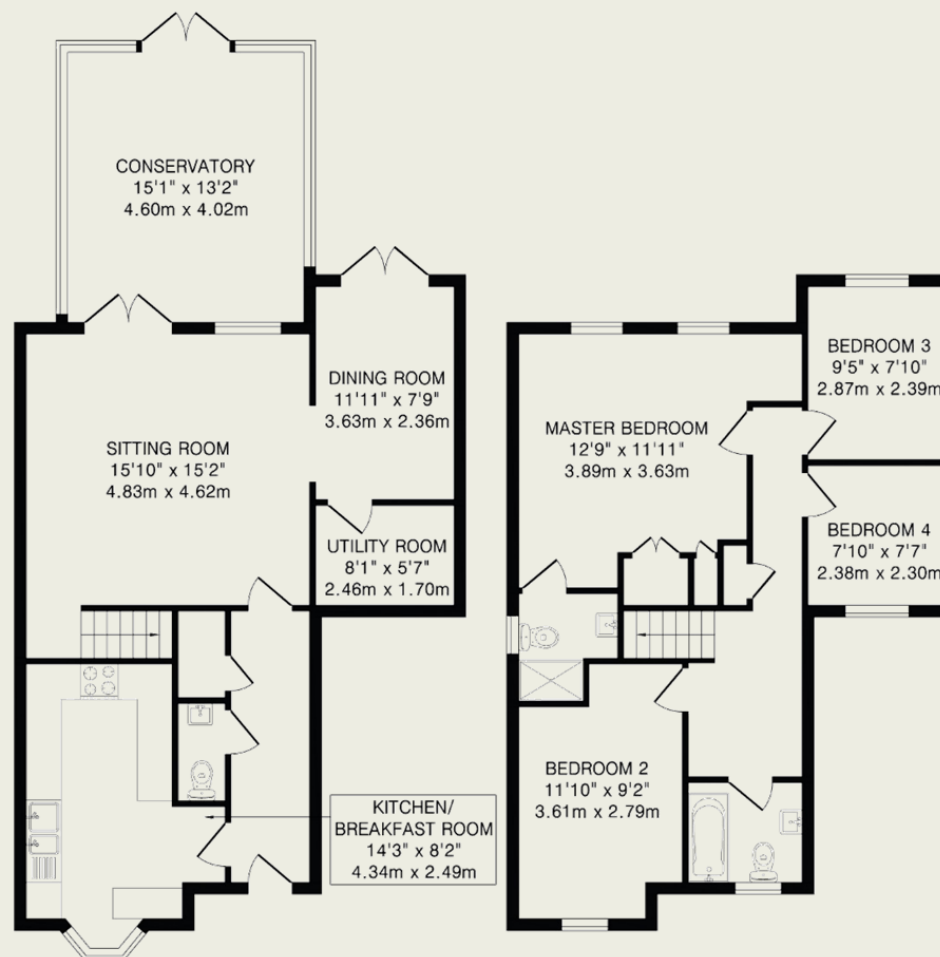
Langstone Ley is part of the Bushey Leys Development, which is situated on the eastern side of Welwyn Garden City, approximately 1.4 miles from the town centre's amenities, along with mainline rail services to London (Kings Cross) and extensive shopping facilities, including John Lewis and the Howard Centre. There are also several local amenities within walking distance, including Morrisons supermarket, the Panshanger parade of shops - which includes a doctor's surgery - and highly regarded primary and secondary schooling.





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
861 sq.ft.(79.9 sq.m)approx.

First Floor
643 sq.ft.(59.7 sq.m)approx.

TOTAL FLOOR AREA: 1504 sq.ft.(139.6 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.