



4/5 Bedrooms



2 Bath/Shower Rooms
1 Cloakroom



3 Reception Rooms



Driveway for 3-4 Vehicles



Beautiful Rear Garden



EPC Band C

Council Tax

Band F

- £3,310.24 2025-2026

Local Authority

Welwyn/Hatfield

Leasehold: 999 years from

29/09/1922.

Ground Rent: Peppercorn



Dognell Green, Welwyn Garden City, AL8 7BL
Guide Price £1,100,000.00 Leasehold

Dognell Green, Welwyn Garden City, AL8

This traditional 4/5 bedroom, beautifully extended semi-detached family home, offers a blend of charm, convenience and tranquillity. Boasting ample living space, abundant natural light and superior finishes throughout, this glorious residence is located in one of the most sought after locations in the West Side of Welwyn Garden City.

Description

Step inside to discover a welcoming and versatile layout. The bright entrance hall has an attractive tiled floor and space to hang coats and store shoes. A cloakroom is located off the hallway and the space beneath the stairs has been fitted with smart storage. The ground floor features three adaptable reception rooms, ideal for hosting, remote working or simply relaxing with loved ones. One of these rooms currently serves as a delightful bedroom. Happily, plantation shutters adorn the property's stylish, double-glazed sash windows. At the heart of the home, the contemporary, sociable open-plan kitchen/dining/living space is very generous. The kitchen boasts high-end, integrated appliances, a twin butler sink, a fantastic island with breakfast bar, a vast range cooker with six-ring hob and two stylish built-in larders flanking a large American-style fridge-freezer. Bi-folding doors give access to the peaceful, secluded rear garden. Here, a smart patio extends across the rear of the property and steps lead up onto the lawn. A garden building with power is located at the far end of the garden and a gate at the back leads to the Dellcott Family Tennis Club courts. The garden benefits from a range of aesthetic lighting and an in-built sprinkler system. The patio boasts an impressive outdoor BBQ area with worktop and storage, a built-in seating area and a large sunken hot tub with speakers, perfect for entertaining and relaxing with family and friends. Back inside, a utility room is conveniently located off the kitchen and a door leads through into a spacious reception room with elegant fitted shelves and cupboards and stylish double doors onto the rear patio. Adjacent to this room, a sizeable office offers an ideal place to work from home. At the top of the stairs, the landing leads to the main bedroom suite on the left, which comprises a walk-in wardrobe, an amazing, bright bedroom with bespoke fitted wardrobes, a characterful fireplace and an exceptional en-suite bathroom with free-standing claw bath tub, twin sinks with storage beneath and a shower cubicle. A large, stylish family bathroom with deep curved bath, separate shower and heated towel rail serves the remaining three bedrooms upstairs. A double bedroom at the front of the house, benefits from fitted wardrobes along the entire length of one wall and further fitted furniture, incorporating storage, shelves and a TV unit. Two bedrooms at the rear, one a spacious double, both enjoy views of the beautiful, private rear garden. Externally, the property has a particularly attractive frontage with a driveway providing parking for three-four vehicles. A secure gate at the side gives access to the rear of the property. This exceptional family home combines elegance, practicality, traditional charm and character, in a uniquely peaceful, yet central West Side location.

Location

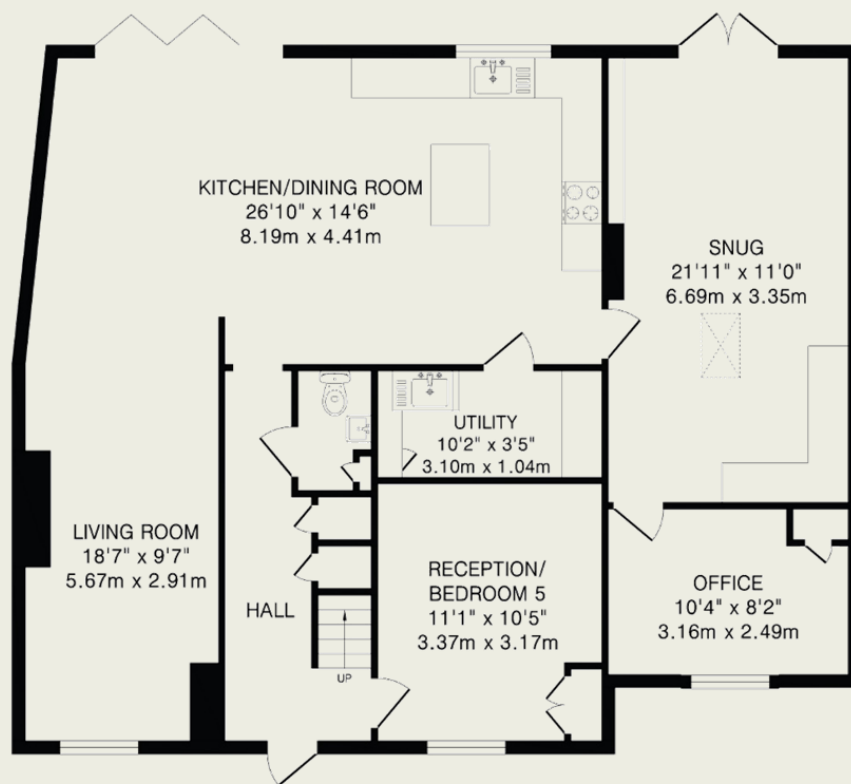
One of the most sought after turnings on Welwyn Garden City's West Side, Dognell Green is situated within walking distance of the town centre, with its wide range of amenities and shops, including John Lewis, Waitrose and The Howard Shopping Centre. Happily, along with mainline railway services into London. Highly regarded local primary and secondary schooling, Gosling Sports Park and Stanborough Lakes are all just a short distance from the property.



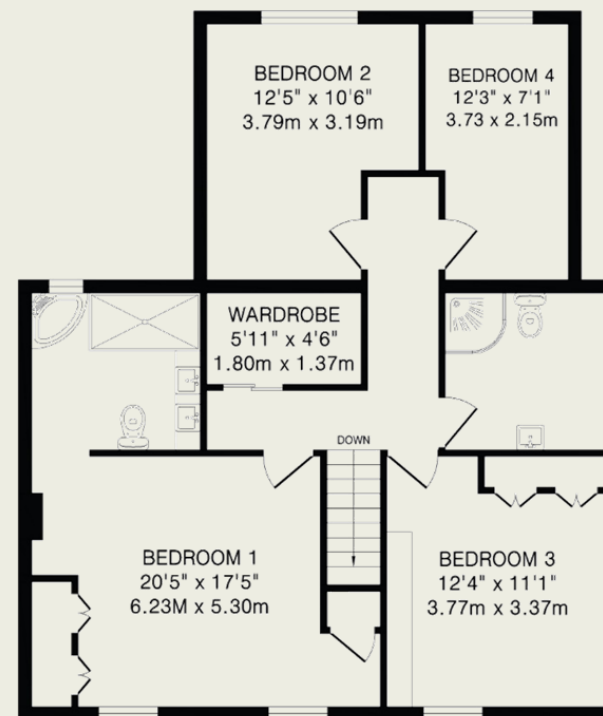


Important Information

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
1319 sq.ft.(122.5 sq.m)approx.



First Floor
819 sq.ft.(76.1 sq.m)approx.

TOTAL FLOOR AREA: 2138 sq.ft.(198.6 sq.m)approx.

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