



3 Bedrooms



1 Bath/Shower Room  
1 Cloakroom



3 Reception Rooms



Driveway for 3 Vehicles



Private Rear Garden



EPC Band TBA

Council Tax  
Band D  
- £2,291.70 2025-2026  
Local Authority  
Welwyn/Hatfield



Marsden Road, Welwyn Garden City, AL8 6YQ  
Asking Price £625,000.00 Freehold



# Marsden Road, Welwyn Garden City, AL8

A well-presented, three bedroom family home, located in the desirable West Side area of Welwyn Garden City, within walking distance of sought-after schools and the vibrant town centre.

- Spacious Family Home
- Terraced
- Conservatory & Separate Office
- Modern Fitted Kitchen and Large Living/Dining Room
- Utility Room
- Lovely Rear Garden
- Short Walk To Local Shops

## Description

This three bedroom home boasts good size, bright, flexible living accommodation, off street parking and a fantastic West Side location. On the ground floor, the property comprises a living room, a dining room, a fitted kitchen, a utility room, a spacious conservatory, a guest cloakroom, a generous office and a useful storage area at the front. There is also the additional benefit of side access via the kitchen to the front and rear of the house.

Upstairs, three bright bedrooms are served by a modern, fully-tiled family bathroom with bath and separate shower. Externally, the property benefits from a delightful rear garden, mainly laid to lawn with a generous patio and direct access to the playing fields behind. There is also hard-standing off street parking to the front with space to comfortably park three vehicles.

## Location

Marsden Road is located off of Handside Lane on the sought-after West Side of Welwyn Garden City, not far from Stanborough Park. The property gives easy access to the popular Stanborough and Applecroft schools with local shopping amenities just a short walk away. Town centre amenities including, the Gosling Sports Centre, John Lewis, Waitrose, Sainsbury's and the Howard Shopping Centre, along with a mainline rail station (London Kings Cross 25 minutes) are all within walking distance too. Major road links and the popular Hatfield Galleria shopping centre are also close by.

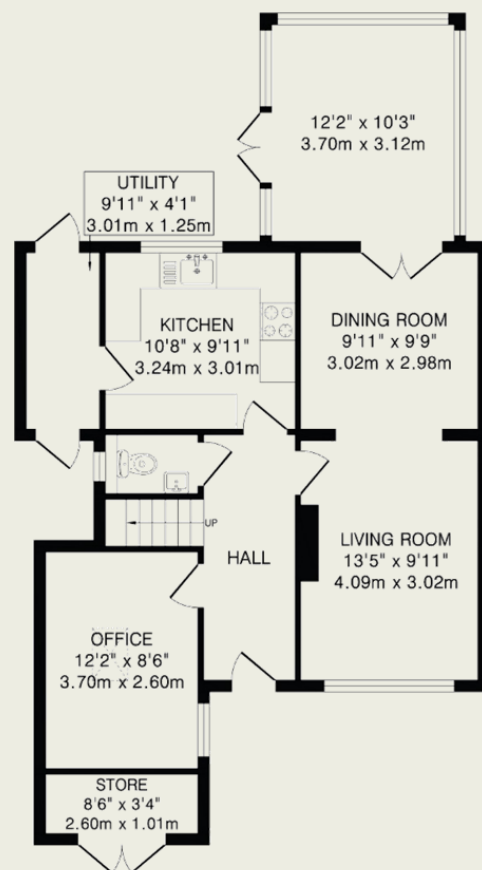




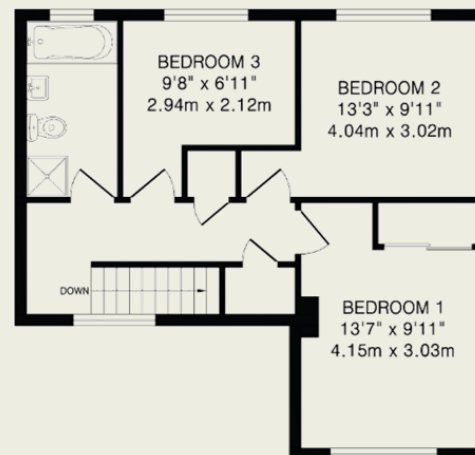


**Important Information**

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Ground Floor  
772 sq.ft.(71.7 sq.m)approx.



First Floor  
490 sq.ft.(45.5 sq.m)approx.

TOTAL FLOOR AREA: 1262 sq.ft.(117.2 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.