



4 Bedrooms



2 Bath/Shower Rooms
1 Cloakroom



3 Reception Rooms



Double Garage and Gravel
Driveway



Third Acre Plot with Wrap-
Around Gardens



EPC Band D

Council Tax

Band G
- £3,952.12 2025-2026

Local Authority
Welwyn Hatfield Borough
Council

Hangmans Lane, Welwyn, Herts, AL6

Set on a generous third-of-an-acre plot, this spacious and well-presented split-level chalet bungalow comes with outline planning permission to build a separate three bedroom detached home within the grounds. Located on a sought-after road in Oaklands, it offers easy access to woodland walks and local amenities - a rare opportunity with incredible potential.

Description

This versatile split-level chalet bungalow is set in an elevated position within a generous one-third-of-an-acre plot which is approached via a gravel driveway leading to a double garage at the foot of the garden. The property itself sits proudly at the top of the plot, offering privacy, space, and a sense of seclusion.

Inside, a spacious split-level hallway leads to a well-proportioned dining room, a flexible fourth bedroom/snug, two further bedrooms, a family shower room, and stairs up to the first floor. To the right, a large lounge opens onto a charming decked veranda, while a study, fully fitted kitchen, and utility room are positioned toward the rear.

Upstairs, the principal bedroom suite features a dressing area, smart en-suite bathroom, and dual-aspect windows with elevated countryside views to both the front and rear.

Externally, the wrap-around plot includes tiered front gardens bordered by mature hedges and trees and vegetable plots to the rear, offering a wonderful blend of practicality and natural beauty in what is a highly desirable Oaklands location.

Agents Notes: This is an exceptional opportunity for multi-generational living, development, or investment. as the property also benefits from outline planning permission to build a detached two/three-bedroom home within the grounds with a new drive and garage erected close to the house. Plans are available upon request.

Location

Hangmans Lane is a quiet and private road situated just a five minute walk from a parade of shops, public house, Post Office and local primary school and within a few minutes' drive of Welwyn Village which offers an excellent range of amenities, including doctor's and dentist surgeries, Tesco Express along with pubs and restaurants offering fine dining. More extensive facilities are in Welwyn Garden City which is approximately four miles away.

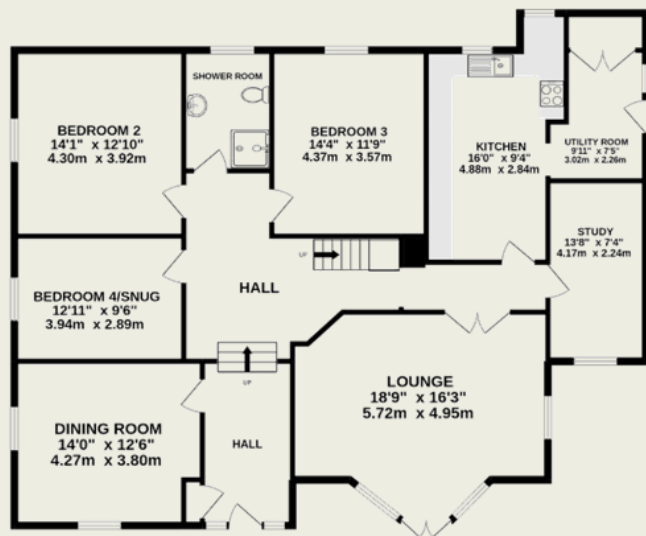
Welwyn North station and also Knebworth station are only a short drive and offer a fast and frequent service into Kings Cross, taking from just 21 minutes, whilst junction 6 of the of the A1(M) is within two miles.



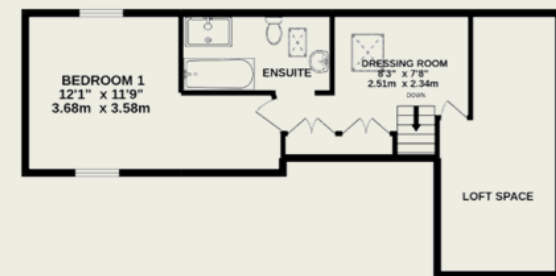
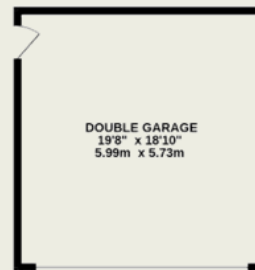


Important Information

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GROUND FLOOR
1980 sq.ft. (184.0 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.

TOTAL FLOOR AREA : 2530 sq.ft. (235.0 sq.m.) approx.

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