



4 Bedrooms



1 Bathroom  
1 Cloakroom



2 Reception Rooms



Large Drive



South East Facing Rear  
Garden



EPC Band D

Council Tax

Band E  
- £2,800.97 2025-2026

Local Authority  
Welwyn Hatfield Borough  
Council



The Holt, Welwyn Garden City, AL7  
Guide Price £650,000.00 Freehold



# The Holt, Welwyn Garden City, AL7

Situated in a sought-after Panshanger cul-de-sac, this impressive four bedroom detached residence has been thoughtfully extended to enhance its already spacious layout. Boasting a beautifully maintained and private rear garden, the property also offers off-street parking and a superb open-plan living area—perfect for modern family living and entertaining

- Beautifully Presented Detached Residence
- Quiet Cul-De-Sac Location
- Easy Access to Local Amenities
- Stunning Open Plan Kitchen/Family Room
- Downstairs Cloakroom
- Separate Living Area
- Utility Area in Original Garage

## Description

Beautifully presented and extensively updated by its current owners, this four bedroom detached home offers spacious, well-balanced accommodation with a contemporary finish throughout.

Located in a quiet cul-de-sac on a private plot in the desirable Panshanger area, the home is ideally positioned close to woodland, playing fields, and highly regarded local schools.

The ground floor features a guest cloakroom, a stunning open-plan kitchen/family room complete with sleek modern units and quality worktops, and a separate, inviting living area. Upstairs, you'll find four generously proportioned bedrooms, with the smallest currently configured as a dressing room, alongside a stylish, fully tiled family bathroom with a modern three-piece suite.

Externally, the property enjoys a well-maintained, low-maintenance rear garden, ample off-street parking, and a retained section of the original garage providing valuable storage and a utility area.

## Location

The Holt is a quiet cul-de-sac turning close to woodland and situated on the rural side of the Panshanger development. Panshanger gives access to local shopping amenities - Morrisons supermarket, post office and popular primary and secondary schools.

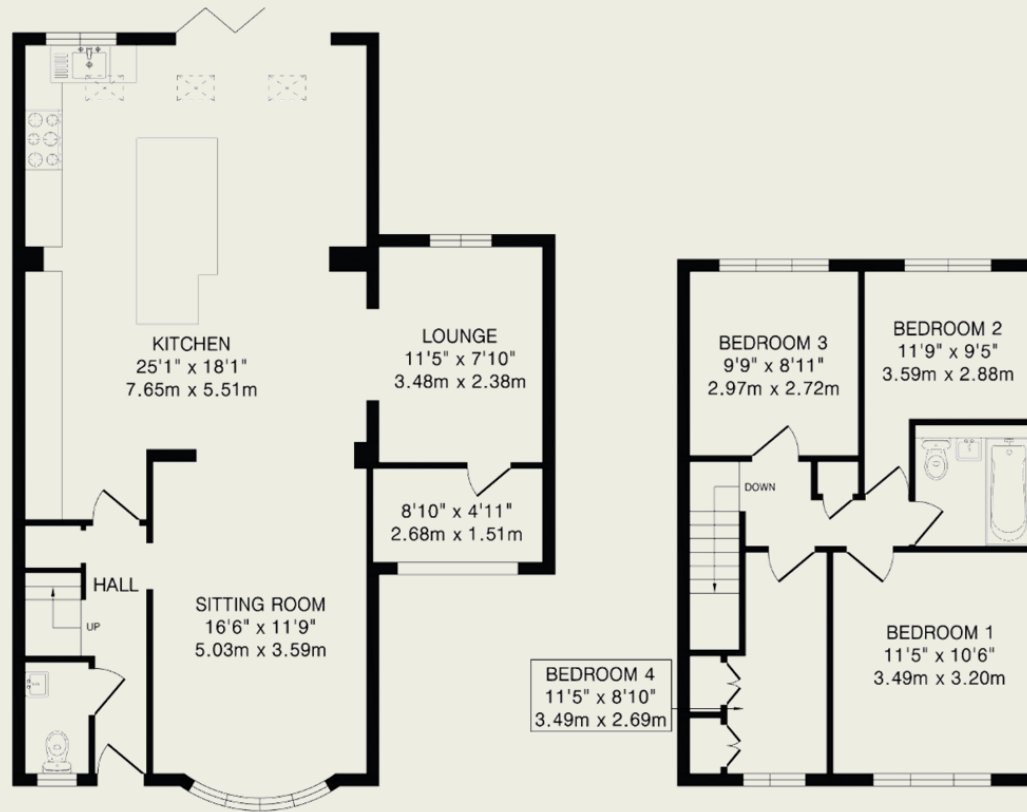






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Ground Floor  
860 sq.ft.(79.8 sq.m)approx.

First Floor  
480 sq.ft.(44.6 sq.m)approx.

TOTAL FLOOR AREA: 1340 sq.ft.(124.4 sq.m)approx.

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