



4 Bedrooms



3 Bath/Shower Rooms



3 Reception Rooms



Off Street Parking



Secluded Rear Garden



EPC Band B

Council Tax

Band D

- £2,291.70 2025-2026

Local Authority

Welwyn/Hatfield

Agents Note: please note there is an electrical substation adjacent to the rear garden.



Cherry Croft, Welwyn Garden City, Hertfordshire, AL8
Guide Price £625,000.00 Freehold

Cherry Croft, Welwyn Garden City, AL8

An immaculately presented, thoughtfully extended family home offering open-plan living, four bedrooms - two with stylish en-suites - three bright reception rooms and a fantastic, secluded rear garden.

Description

This beautiful family home, lovingly renovated and extended by its current owners, boasts many stylish, high-end, contemporary features.

A large, inviting, dual-aspect open-plan kitchen/living room, provides a delightful, sociable space for relaxing and entertaining. The living room boasts a stylish feature wall with modern fire display and built-in television. The sleek, spacious kitchen has a fantastic amount of newly-fitted, quartz counter tops; a variety of cupboards for storage; integrated appliances- including two ovens, a microwave and an induction hob - and a useful breakfast bar. A door leads from the kitchen into the extended part of the property, where a bright dining room leads down into a beautiful second reception room. This room benefits from bi-folding doors with adjustable plantation shutters and air conditioning. All of downstairs is fitted with under-floor heating and happily all windows are adorned with stylish plantation shutters. The bi-folding doors effortlessly connect indoor and outdoor spaces. They lead directly onto a raised deck with seating and BBQ areas. Steps lead down from the deck onto an area laid with artificial lawn and bordered by attractive raised beds with a purpose-built, covered hot tub area. Deep cupboards beneath the deck provide plenty of dry storage. The south-east facing garden is secluded and benefits from aesthetic lighting which enhances the space beautifully in the evenings. The garage has been expertly converted into an office and is accessed from the rear garden. This room benefits from a skylight and heating and provides an ideal separate space from the rest of the house from which to work.

The house benefits from two useable entrances: one at the side which leads straight into the utility room, with floor-ceiling cupboards, housing four large machines and a tall integrated fridge/freezer and a second main entrance at the front of the property, with a welcoming entrance vestibule and cupboard for the storage of coats and shoes. A smart family shower room with W/C is located just off the vestibule at the foot of the stairs. Upstairs, there are four bedrooms. The two largest bedrooms both have spacious en-suite bath/shower rooms and benefit from air conditioning and underfloor heating. Smart, bespoke wardrobes have been fitted in the main bedroom and a jacuzzi bath in the en-suite adds a touch of luxury! The second bedroom has been thoughtfully designed to make excellent use of the space and includes impressive bespoke fitted furniture. Externally to the front, a low-maintenance, tiered garden has been landscaped very smartly. An electric car charger has been installed to the side of the property, where there is off-street parking for two vehicles in front of the converted garage. Solar panels have been fitted to the roof on both sides and have proved very effective, considerably reducing household energy bills.

Location

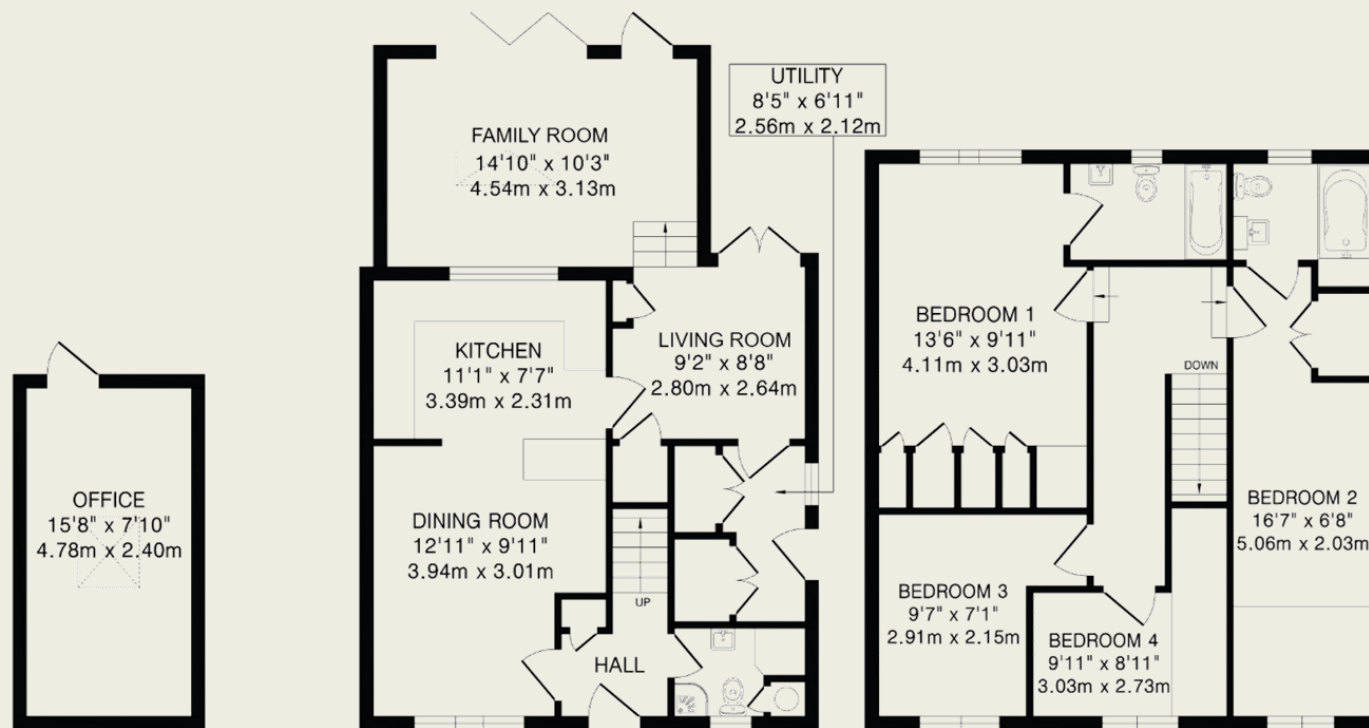
Cherry Croft is a very peaceful location close to Sherrards Wood, beautiful countryside walks and popular primary and secondary schooling. There is a comprehensive parade of shops within close walking distance and access to all major transportation links (A1(M) junction 6) is nearby too. The main town centre amenities are less than a mile away and include a mainline train station (London Kings Cross 28 minutes) John Lewis, Waitrose and the Howard Shopping Centre.





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.



Outbuilding
 123 sq.ft.(11.4 sq.m)approx.

Ground Floor
 590 sq.ft.(54.8 sq.m)approx.

First Floor
 624 sq.ft.(57.9 sq.m)approx.

TOTAL FLOOR AREA: 1337 sq.ft.(124.1 sq.m)approx.

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