



4 Bedrooms



3 Bath/Shower Room + WC



2 Reception Rooms



Garage and Driveway



Large Garden



EPC Band TBC

Council Tax

Band E

- £2,898.23 2025/26

Local Authority

Welwyn Hatfield Council



Canonsfield, Welwyn, Hertfordshire, AL6 0QB  
Guide Price £850,000 Freehold



## Canonsfield, Welwyn, Hertfordshire, AL6 0QB

This very pretty, large, characterful family home boasts six bedrooms, a huge adjoining garage and an exceptional private rear garden.

### Description

A sunny vestibule leads into a welcoming entrance hall. To the right, a large, dual aspect living room enjoys delightful views of the front and rear gardens. A spacious dining room is located adjacent to the living room. Half-way up the stairs opposite, a tall, arched feature window floods the whole space with natural light. A deep cupboard beneath the stairs benefits from daylight too due to a characterful round window and is particularly useful for the storage of coats and shoes along with other family paraphernalia.

The modern, fitted kitchen boasts a large Rangemaster and room for a large American fridge freezer. A door leads through into the utility room from here and the downstairs W/C is located through a second door. The double/triple length garage, which has a kitchenette and could potentially be converted into substantial further living accommodation, is accessed from the utility room. It has great natural light, and the office is located through a door at the far end and offers ideal home/work separation and privacy.

The dual-aspect, main bedroom suite is located on the first floor and boasts fitted wardrobes and a fully tiled en-suite shower room. On this floor there are two further double bedrooms (one with stylish en-suite), a study and a fully tiled, modern family bathroom with deep, free-standing bath tub, walk-in shower and a heated towel rail.

Stairs lead up from the first-floor landing to the extremely bright second floor, which enjoys fabulous views of the exceptional rear garden and beautiful trees beyond. Here there are two sizeable bedrooms which benefit from extensive eaves storage and a W/C. This floor offers a separate area for teenagers or even a lodger.

The rear garden is truly something special to behold! The main patio adjacent to the house, is particularly sunny in the mornings and the pretty courtyard in the centre of the garden, which has a pond and attractive water feature, is bathed in afternoon and evening sunshine. Happily, the house stays cool in the summer as it is shielded from the midday sun. The garden benefits from outdoor power sockets, two large well-kept lawns and a fantastic allotment area. There are sheds, apple and plum trees, as well as blackcurrant bushes to enjoy.

The property's attractive frontage incorporates a sizeable, manicured lawn and a driveway for two-three vehicles. This remarkable family home offers exciting extension opportunities, including the development of the garage (possibly as an annexe) or a new single-storey extension at the rear as has been done next door.

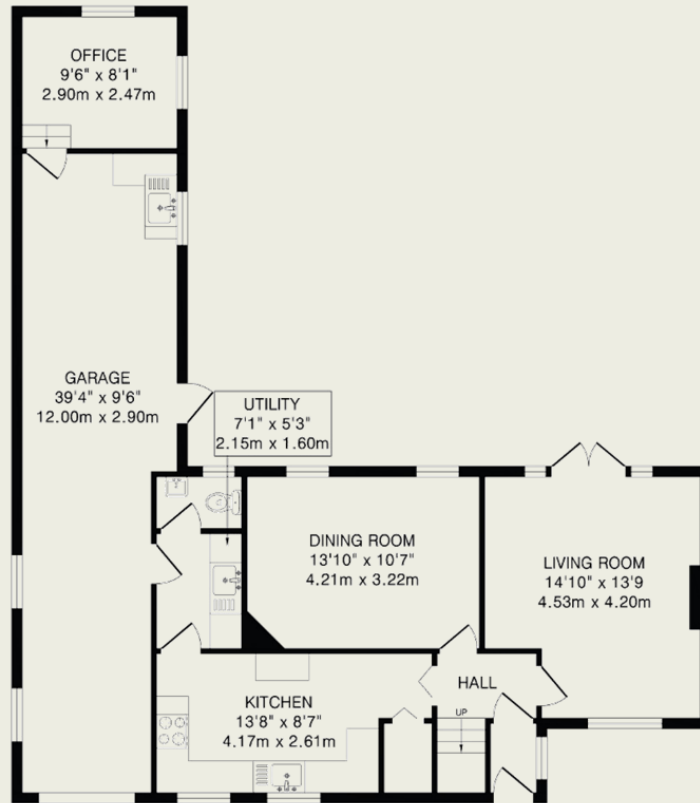




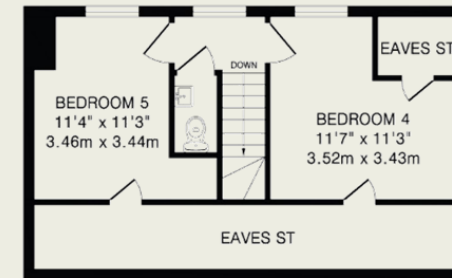


#### Important Information

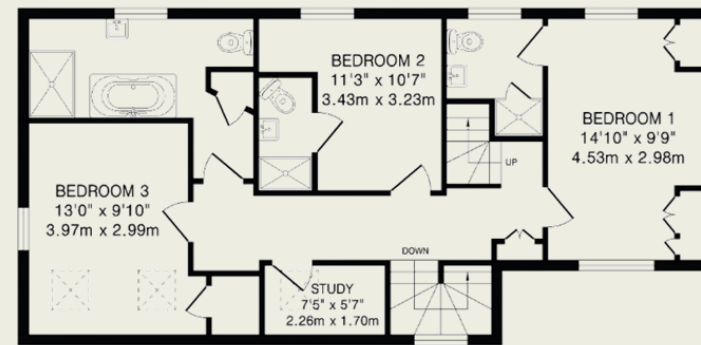
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Ground Floor  
1036 sq.ft.(96.2 sq.m)approx.



Second Floor  
273 sq.ft.(25.3 sq.m)approx.



First Floor  
752 sq.ft.(69.8 sq.m)approx.

TOTAL FLOOR AREA: 2061 sq.ft.(191.3 sq.m)approx.  
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