



4 Bedrooms



2 Bath/Shower Room + WC



3 Reception Rooms



Garage & Driveway



Private Garden



EPC Band C

Council Tax

Band F

- £3,310.24 2025-2026

Local Authority

Welwyn/Hatfield



**The Shaws, Welwyn Garden City, AL7**  
**Guide Price £600,000.00 Freehold**



# The Shaws, Welwyn Garden City, AL7

This impressive four bedroom detached house is well presented throughout and benefits from off-street parking and a desirable location near woodlands and transport links.

🏡	Spacious Family Home
🏡	Detached
🏡	Four Bedrooms
🏡	Fitted Kitchen
🏡	Large Living Room
🏡	Conservatory
🏡	Garage

## Description

This superb family home offers spacious living accommodation throughout.

A sunny front porch leads into a welcoming hallway with a W/C to the left and stairs leading upwards with a large under stairs cupboard. A bright, dual aspect lounge with broad bay window to the front, leads through to a delightful hexagonal conservatory with direct access to the beautiful, secluded rear garden which is mainly laid to lawn with two patios/seating areas. A spacious dining room is located at the rear of the property and a contemporary fitted kitchen with integrated appliances provides access to the adjoining garage with power and plumbing for a utility area.

Upstairs, the main bedroom has fitted cupboards, wardrobes along the entire length of one wall and a spacious en-suite shower room. There are three further bedrooms, all served by a fully tiled family bathroom.

The property's attractive frontage incorporates a small, smart front garden and a driveway providing off-street parking for two vehicles.

## Location

The Shaws is a delightful cul-de-sac close to Rolls Wood and countryside walks. The area offers access to local schools, shops (Morrisons supermarket) and all major road links - A414 Hertford Road and A1(M) motorway.

Town centre amenities, including the Howard Shopping Centre, John Lewis, Waitrose and a mainline rail station (London Kings Cross 28 minutes) are a short bus/car journey away.



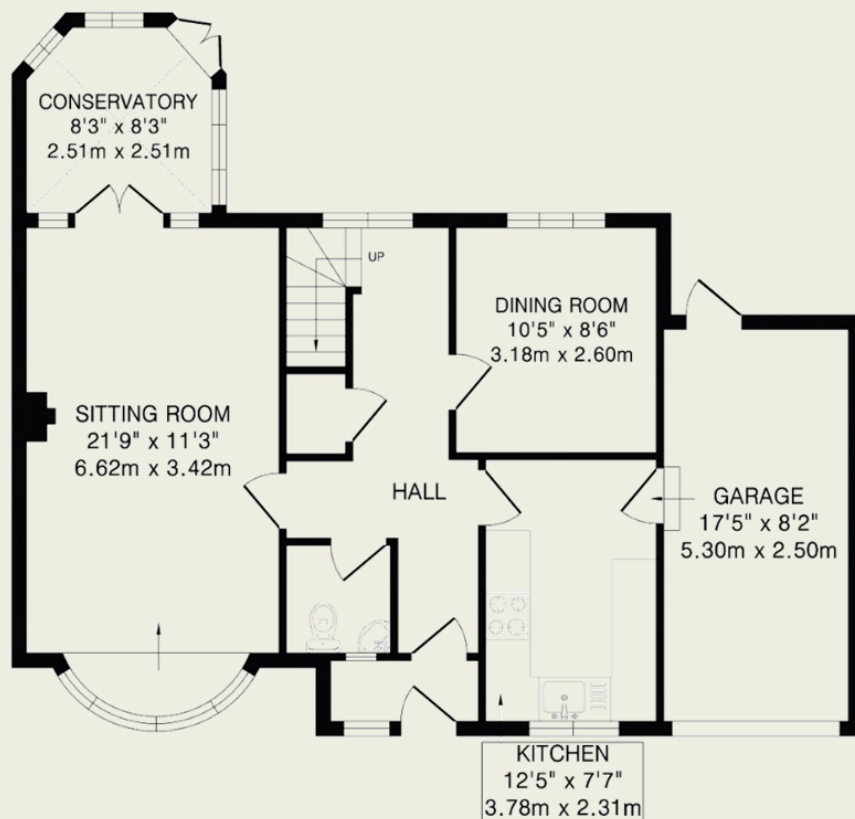




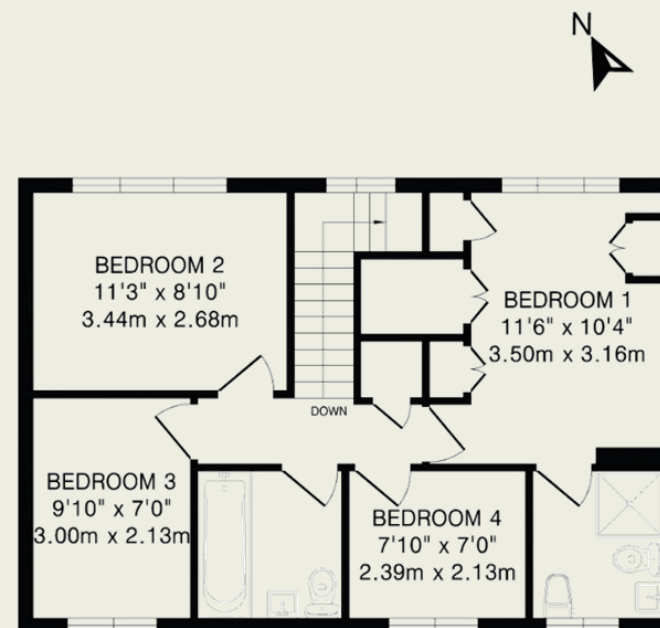
#### Important Information

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Ground Floor  
806 sq.ft.(74.9 sq.m)approx.



First Floor  
529 sq.ft.(49.1 sq.m)approx.

TOTAL FLOOR AREA: 1335 sq.ft.(124.0 sq.m)approx.  
This floor plan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.