

## The Crescent, Welwyn, AL6

-  3 Bedrooms
-  1 Shower Room  
1 Cloakroom
-  2 Reception Rooms
-  Garage & Parking Space
-  West Facing Rear Garden
-  EPC Band D

Council Tax  
Band: D – £2,371.27 (2025-2026)

Guide Price  
£465,000 Freehold

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A spacious family home, located by a delightful green in the desirable village of Welwyn, benefitting from a large rear garden and a garage.

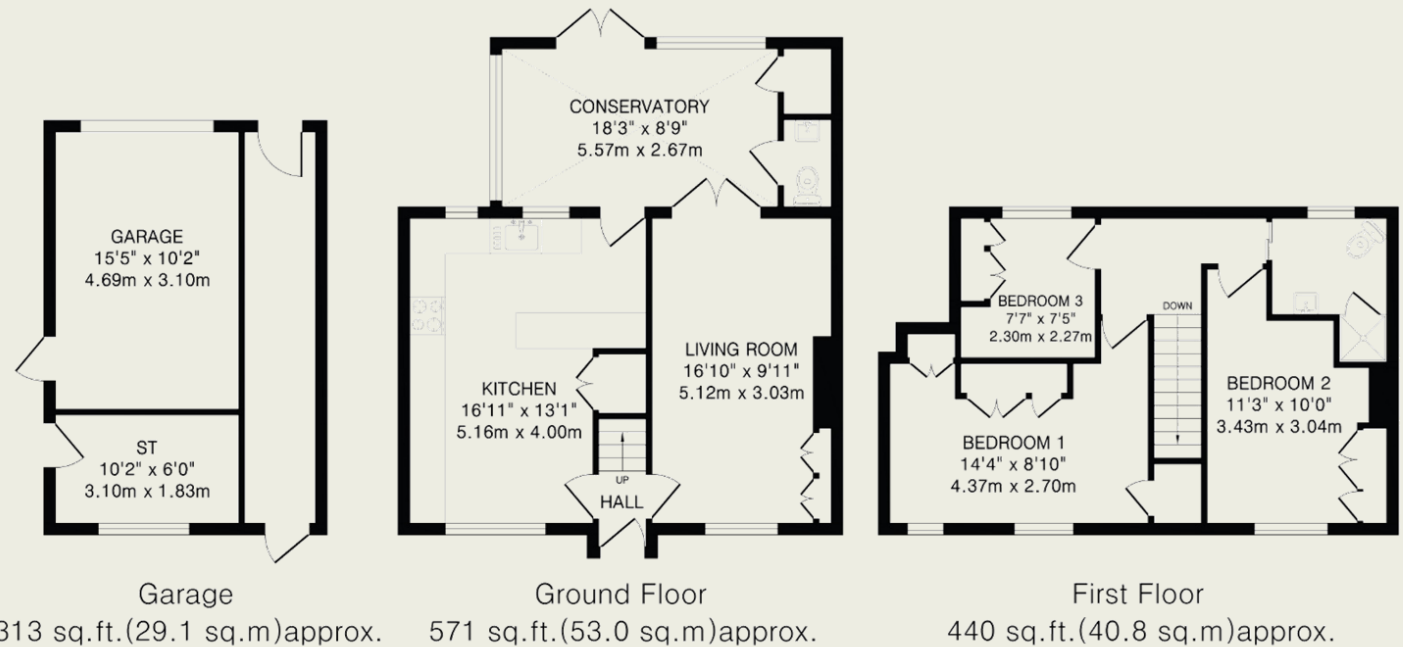
### Description

Downstairs, the property boasts three large rooms: a fitted kitchen with a range of units, plenty of worktop space and a butler sink; a living room with an attractive fireplace and a spacious conservatory presenting doors to a useful fitted cupboard and a cloakroom. French doors lead out from the conservatory onto a rear patio with steps leading up onto a large lawn. The rear garden is wonderfully private and west-facing with a garage at the far end. A covered walkway alongside the garage leads to a parking space at the rear. There is also shared access along the side of the property from front to back. The front garden is sizeable and laid to lawn.

On the first floor, three bedrooms are served by a family shower room with a heated towel rail. All bedrooms benefit from built-in wardrobes, with the smallest room also having additional shelving for added convenience.

### Location

The Crescent is located in the desirable village of Welwyn, which offers extensive amenities including excellent nursery and primary schools, a wide range of sporting facilities, shops, restaurants, a dentist and a doctor's surgery. Most transportation links are close by with the A1(M) junction less than 0.5 miles away and Welwyn North mainline station two miles away - London Kings Cross 21 minutes by fast train.



TOTAL FLOOR AREA: 1324 sq.ft.(122.9 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

#### Important Information

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