



3 Bedrooms



2 Bath/Shower Rooms
1 Cloakroom



3 Reception Rooms



Driveway



South West Facing Rear
Garden



EPC Band TBA

Council Tax
Band D
- £2,291.70 2025-2026
Local Authority
Welwyn/Hatfield



Marsden Road, Welwyn Garden City, AL8
Offers in excess of £675,000.00 Freehold

Marsden Road, Welwyn Garden City, AL8

A well presented, thoughtfully extended and renovated family home, offering open-plan living downstairs, three bedrooms and plenty of off-street parking, located on the desirable West Side of Welwyn Garden City.

Description

A welcoming entrance hall benefits from a deep cupboard beneath the stairs for the storage of coats, shoes and other family paraphernalia and, from here, doors lead into both sides of the spacious, family-orientated open plan living space.

On the right hand side of the hall, a door leads into the living area with useful shelving which, in turn, leads into a bright dining area benefitting from built-in cupboards. Behind the dining area, stylish bi-folding doors give access to a generous rear patio and attractive garden beyond, which has a shed, two delightful trees and mature flower beds. An additional door from the hall also leads into the generous kitchen/sitting room. The kitchen benefits from integrated appliances and, uniquely, a double-sided log burner can be enjoyed in both the sitting room and the adjacent living area.

A door from the kitchen leads into a utility room and outhouse at the side of the property, with access via doors to the front and rear.

A cloakroom is conveniently located at the foot of the stairs, which lead up to the first floor, where two sizeable bedrooms - one with a fitted wardrobe and shelving - are served by a modern family bathroom. The largest bedroom benefits from a light tunnel, three substantial fitted wardrobes and a large en-suite shower room.

A generous driveway, providing parking for multiple vehicles and a well-kept front garden contribute to this delightful home's appealing frontage.

Location

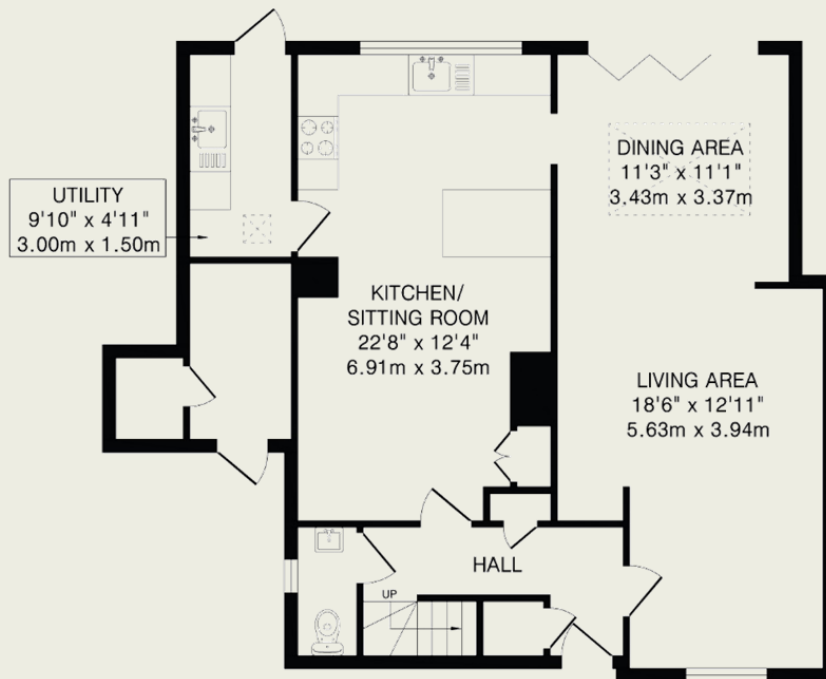
Marsden Road is located off of Handside Lane on the sought-after West Side of Welwyn Garden City, not far from Stanborough Park. The property gives easy access to the popular Stanborough and Applecroft schools with local shopping amenities just a short walk away. Town centre amenities including, the Gosling Sports Centre, John Lewis, Waitrose, Sainsbury's and the Howard Shopping Centre, along with a mainline rail station (London Kings Cross 25 minutes) are all within walking distance too. Major road links and the popular Hatfield Galleria shopping centre are also close by.



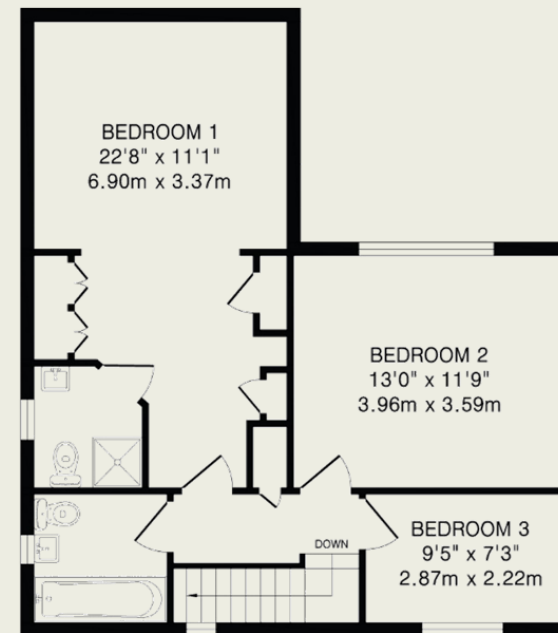


Important Information

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Ground Floor
846 sq.ft.(78.6 sq.m)approx.



First Floor
596 sq.ft.(55.3 sq.m)approx.

TOTAL FLOOR AREA: 1442 sq.ft.(133.9 sq.m)approx.
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