



3 Bedrooms



2 Bath/Shower Rooms



3 Reception Rooms



Garage & Driveway for
Multiple Vehicles



Large Private Rear Garden



EPC Band D

Council Tax

Band F

- £3,310.24 2025-2026

Local Authority

Welwyn/Hatfield

Leasehold: 999 years from

25/03/1922

Ground Rent: £19.75 pa



High Oaks Road, Welwyn Garden City, AL8
Guide Price £1,250,000.00 Leasehold

High Oaks Road, Welwyn Garden City, AL8

An impressive, spacious, detached bungalow occupying a generous plot on one of the most sought-after roads on the west side of Welwyn Garden City. This exceptional home offers ample, versatile living space, charm, convenience as well as a superb rear garden with extensive patio.

Description

This wonderful family home's attractive frontage incorporates a well-kept front lawn and a driveway for up to five vehicles.

The front door opens into a welcoming hallway with access on the right to the property's extra wide garage. To the left, a bright, spacious lounge with beautiful fireplace leads through to a second hallway which benefits from two built-in floor-ceiling storage cupboards and presents doors to two generous double bedrooms, a fully-tiled, four piece modern family bathroom with heated towel rail and a delightful dining room.

Either side of the dining room are the fitted kitchen/breakfast room and a cosy yet spacious sitting room which benefits from an open fireplace used as a wood burner. All three of these rooms enjoy views of the splendid, sunny, rear garden which can be accessed via doors from the kitchen and sitting room.

The secluded rear garden is exceptional both in terms of size and appearance. Steps lead down from a vast patio onto a large well-tended lawn with a pond, a greenhouse and a sizeable brick built shed with power.

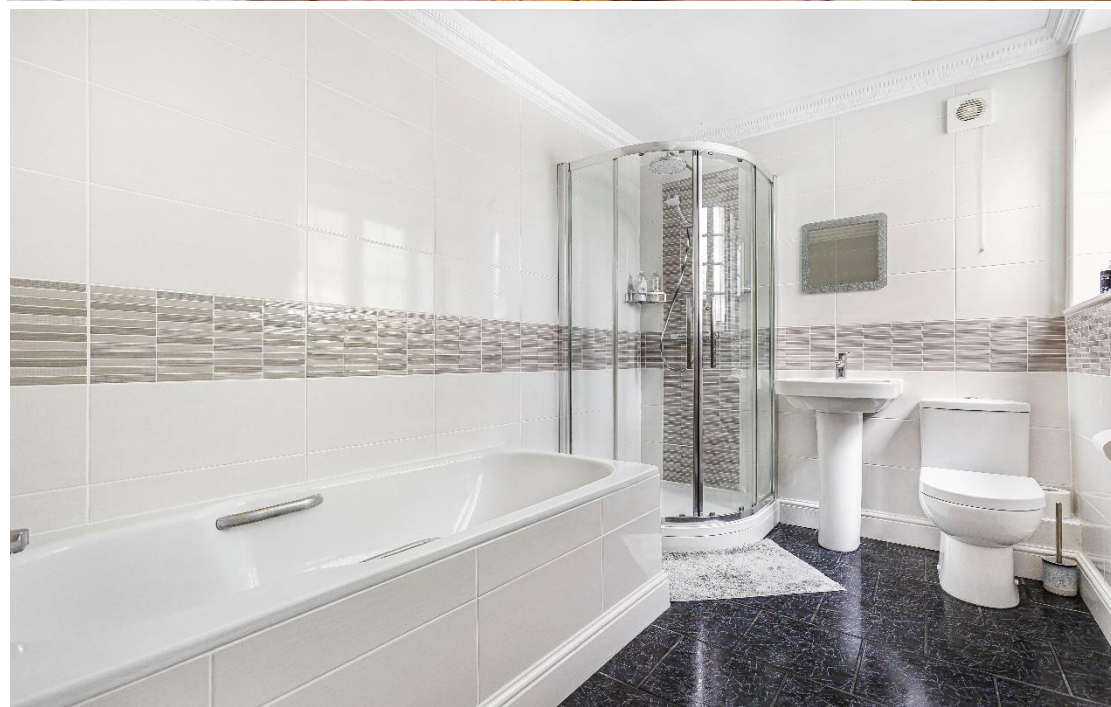
A door from the sitting room leads into the far end of the entrance hallway, where the main bedroom is located with fitted wardrobes along the entire length of one wall. A smaller bedroom adjacent to the main one is currently being used as a study. These bedrooms are served by a second, fully-tiled family bathroom, again with bath and separate shower.

Location

One of the most sought after roads on Welwyn Garden City's West Side, High Oaks Road is situated within walking distance of the town centre with its wide range of amenities and shops, including John Lewis and Waitrose.

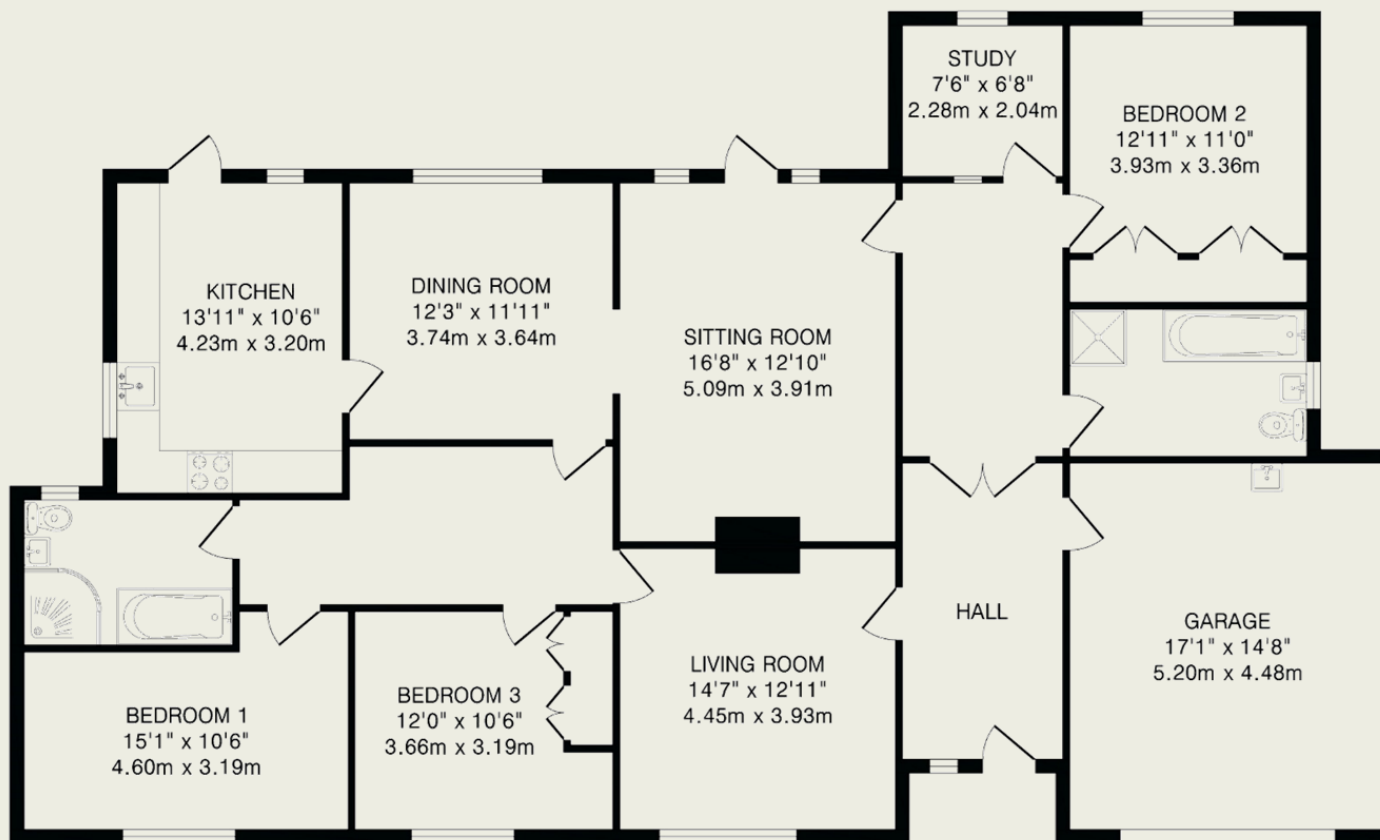
Also in the town centre is a mainline railway station with fast and regular services into London Kings Cross and Moorgate in the heart of London. The A1(M) is within easy access as well, providing easy access to Cambridge, London Stanstead airport, the M25 and the national motorway network. Highly regarded local primary and secondary schooling, Welwyn Garden City Golf Club, Gosling Sports Park and local sports clubs are all just a short distance from the property.





Important Information

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Ground Floor
1909 sq.ft.(177.4 sq.m)approx.

TOTAL FLOOR AREA: 1909 sq.ft.(177.4 sq.m)approx.
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