



3 Bedrooms



1 Bathroom



1 Reception Room



Garage and Driveway



South West Facing Rear Garden



EPC Band TBC

Council Tax:

Band C
£2,037.07 Apr 25/Mar 26

Local Authority
Welwyn & Hatfield Borough Council

Leasehold: From 16/01/1959.
933 years remaining.
Ground Rent: £8pa



Woodhall Lane, Welwyn Garden City, Hertfordshire, AL7
Guide Price £500,000.00 Leasehold

Woodhall Lane, Welwyn Garden City, Hertfordshire, AL7

Immaculately presented three bedroom home, ideally positioned within walking distance to the town centre. This charming property boasts a generously sized, beautifully maintained south-west facing garden, a private garage and the rare advantage of off-street parking to both the front and rear.

- Immaculately Presented Family Home
- 3 Bedrooms
- Great Size Kitchen/Breakfast Room
- Dual Aspect Living Room
- Lovely South-West Facing Rear Garden
- Private Garage
- Off-Street Parking To Both Front & Rear

Description

A beautifully presented three bedroom home, enviably located within walking distance to the town centre, offering easy access to a wide range of local amenities and excellent transport links. This delightful property features three well-proportioned bedrooms and a stylish, modern three-piece family bathroom. The bright and spacious dual-aspect living room provides an inviting space for relaxation, while the generous kitchen comfortably accommodates a breakfast or dining table—perfect for family meals and entertaining. Externally, the home is complemented by a large, well-maintained south-west facing garden, ideal for outdoor living and enjoying the afternoon sun. A private garage and the rare benefit of off-street parking to both the front and rear add to the convenience. Situated within the catchment area for highly regarded local schools, this property is ideal for families and professionals alike seeking comfort, space, and a superb location.

Location

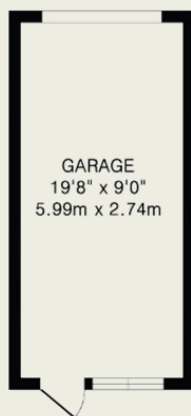
Woodhall Lane is ideally located less than a mile from the town centre and its extensive amenities, including John Lewis, Howard Shopping Centre and a mainline railway station (London Kings Cross 28 minutes). There are also local shops close to the house along with local schooling. Gosling Sports Centre and Stanborough Park are also only a short walk away.



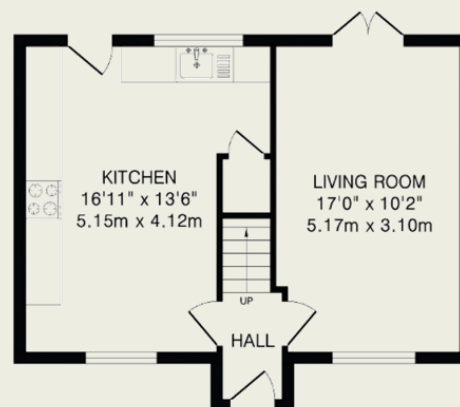


Important Information

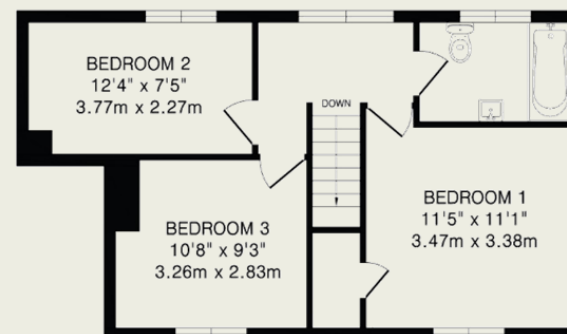
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Garage
177 sq.ft.(16.4 sq.m)approx.



Ground Floor
414 sq.ft.(38.4 sq.m)approx.



First Floor
461 sq.ft.(42.8 sq.m)approx.

TOTAL FLOOR AREA: 875 sq.ft.(81.2 sq.m)approx.(Excluding Garage)

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