



3 Bedrooms



2 Bath/Shower Rooms
1 Cloakroom



1 Reception Room



Garage & Driveway



Landscaped Rear Garden



EPC Band D

Council Tax

Band E
- £2,800.97 2025-2026

Local Authority
Welwyn Hatfield Borough
Council



Cypress Avenue, Welwyn Garden City, Hertfordshire, AL7
Guide Price £595,000.00 Freehold

Cypress Avenue, Welwyn Garden City, Hertfordshire, AL7

An immaculately presented family home, with a beautiful, secluded rear garden, a garage and driveway, set in a desirable, peaceful location.

🏡	Spacious Family Home
🏡	Detached
🏡	Large Living/Dining Room
🏡	Kitchen/Breakfast Room
🏡	Downstairs Cloakroom
🏡	En-Suite to Main Bedroom
🏡	Walking Distance to Local Amenities

Description

A welcoming entrance hall firstly presents a door to a ground floor cloakroom and then to the modern family kitchen with integrated appliances and handy breakfast bar. An external door from the kitchen gives access to the side of the house which leads to the front and rear garden.

A door from the hall leads into the garage and the living/dining room, a particularly sociable space which extends right across the width of the house, can be accessed via the kitchen and hallway. French doors lead out from the living room onto a sleek patio and beautifully landscaped garden with lawn beyond. A sun terrace at the rear is an especially sunny spot and there is a delightful decked seating area closer to the house as well.

Upstairs, the largest bedroom overlooks the rear garden and boasts a modern en-suite shower room and two deep fitted wardrobes. The other two bedrooms are served by a sizeable family bathroom.

Externally to the front, a smart driveway provides off-street parking for two vehicles.

Location

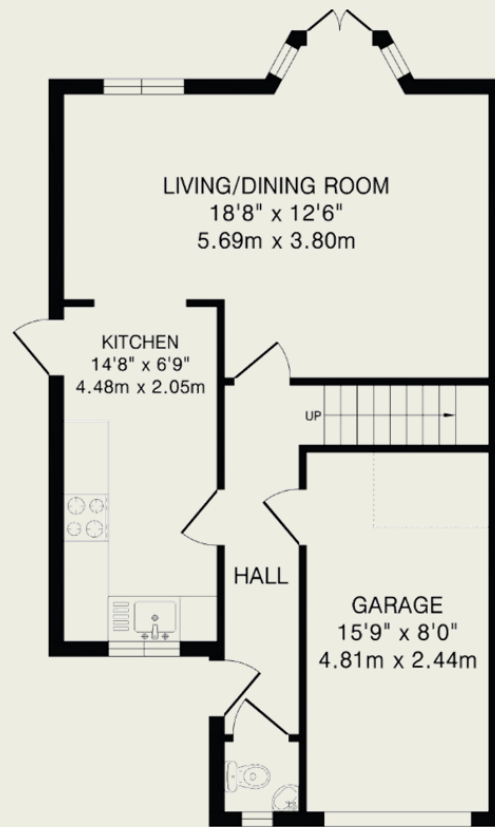
Cypress Avenue is a sought after cul de sac built by Crest Homes on the edge of Welwyn Garden City. Morrisons supermarket and other local amenities, including schooling for all ages, are all just a short walk away. Happily, the vibrant town centre, with a larger array of amenities and transport links, is within easy reach too.





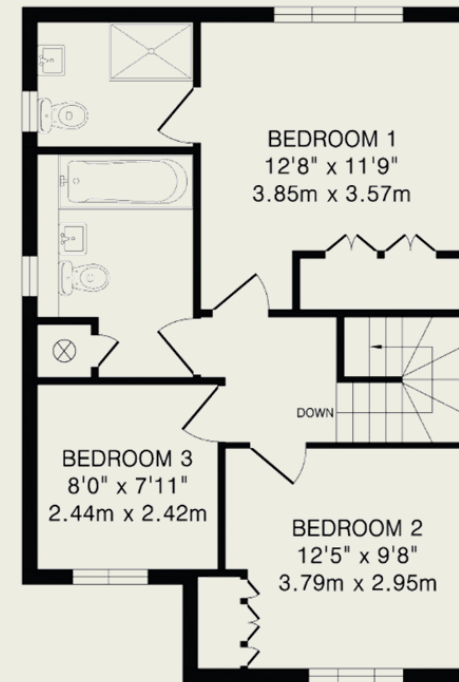
Important Information

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Ground Floor

546 sq.ft.(50.6 sq.m)approx.



First Floor

500 sq.ft.(46.4 sq.m)approx.

TOTAL FLOOR AREA: 1046 sq.ft.(97.0 sq.m)approx.

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