



4 Bedrooms



3 Bath/Shower Rooms  
1 Cloakroom



4 Reception Rooms



Double Garage & Driveway



West Facing Rear Garden



EPC Band C

Council Tax  
Band: G  
£3640.24 (April 2024 - March 2025).

Local Authority  
Welwyn & Hatfield Borough  
Council



Alconbury, Welwyn Garden City, AL7 2QL  
Asking Price £895,000 Freehold



## Alconbury, Welwyn Garden City

**A splendid, superbly situated, double-fronted detached family home, offering versatile, flexible accommodation, a secluded, landscaped sunny rear garden and a large enclosed front garden.**

### Description

Situated in one of the most popular Panshanger cul-de-sacs, this spacious family home benefits from a large annexe, offering all sorts of accommodation possibilities for its new owners. In addition, this superb residence benefits from CCTV and newly fitted double-glazed windows, all of which have fire safety openings upstairs.

The impressive reception hall provides a large welcoming area with a substantial built-in cloaks cupboard, stairs to the first floor and a cloakroom is conveniently located off the hallway as well. The dining room can be accessed through a door just beyond the cloakroom. A generous lounge, at the foot of the stairs, has an attractive fireplace and double doors through to a large conservatory with central heating, stylish, pleated roof and window blinds and access to the sunny rear garden. A spacious, high-end, newly-fitted, fully-integrated kitchen at the rear of the property leads round into the dining room at the front. It boasts sleek quartz work tops, a water softener and filtered drinking water, a breakfast bar, a tiled floor, a range of stylish wall and base units, a wine cooler and plenty of room for a large American-style fridge/freezer. A door from the kitchen leads into what was once a very generous self-contained annexe. Now, the kitchen has been converted into a sizeable utility room with a door leading into the huge, bright living/bedroom, which enjoys an especially lovely view of the garden through large windows and patio doors. A shower room with a light tunnel bringing in natural light is located adjacent to this very large room. The double garage with power and an electric car charging point can also be accessed through the door from the kitchen and there is external access to the rear garden and front of the house from here too. A driveway at the front provides parking for two cars and the large enclosed front garden is mainly laid to lawn with attractive pergola and flower beds. The sunny rear garden is also laid mainly to lawn and has two sheds, a large greenhouse and raised beds for growing fruit and vegetables.

Upstairs, the largest bedroom is at the rear, benefits from fitted wardrobes and drawers and an en-suite shower room with heated towel rail. Two generous double bedrooms at the front of the house also have substantial built-in wardrobes and happily, the fourth bedroom at the rear, has fitted storage too.

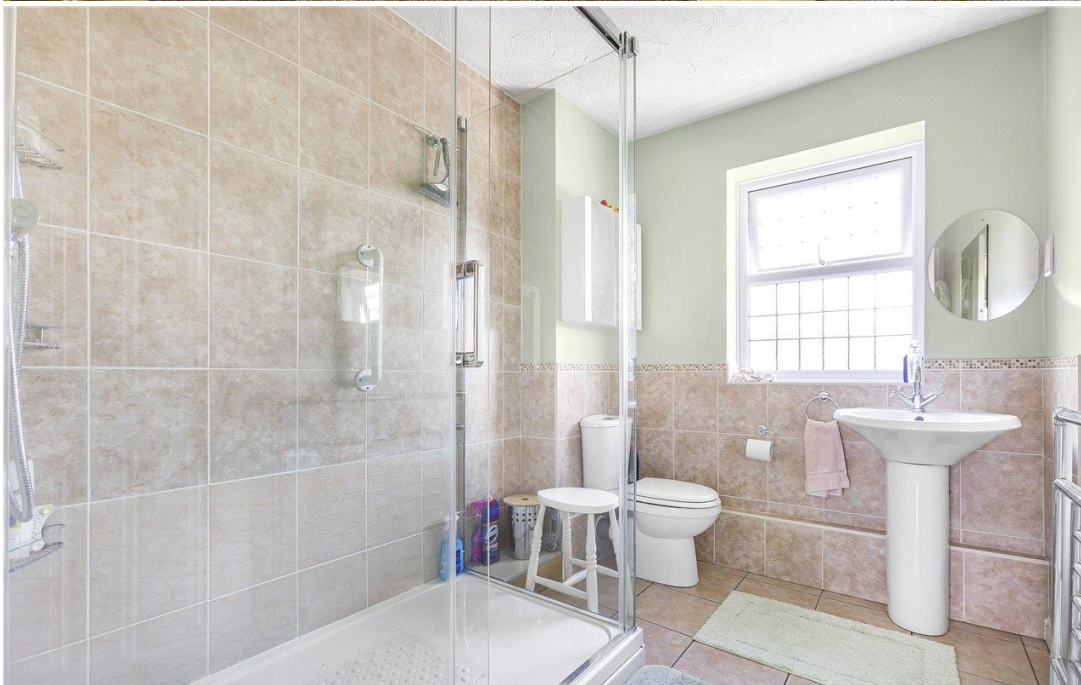
All in all, this substantial, impressive family home certainly has a great deal to offer!

### Location

Alconbury is a delightful cul-de-sac turning close to the countryside on the boundary of the Panshanger development, which is found on the eastern side of Welwyn Garden City. The location gives access to local amenities - Morrisons supermarket, local shops, doctor's surgery, post office, and primary and secondary schools. Town centre shops and a mainline rail station are just a short drive away.



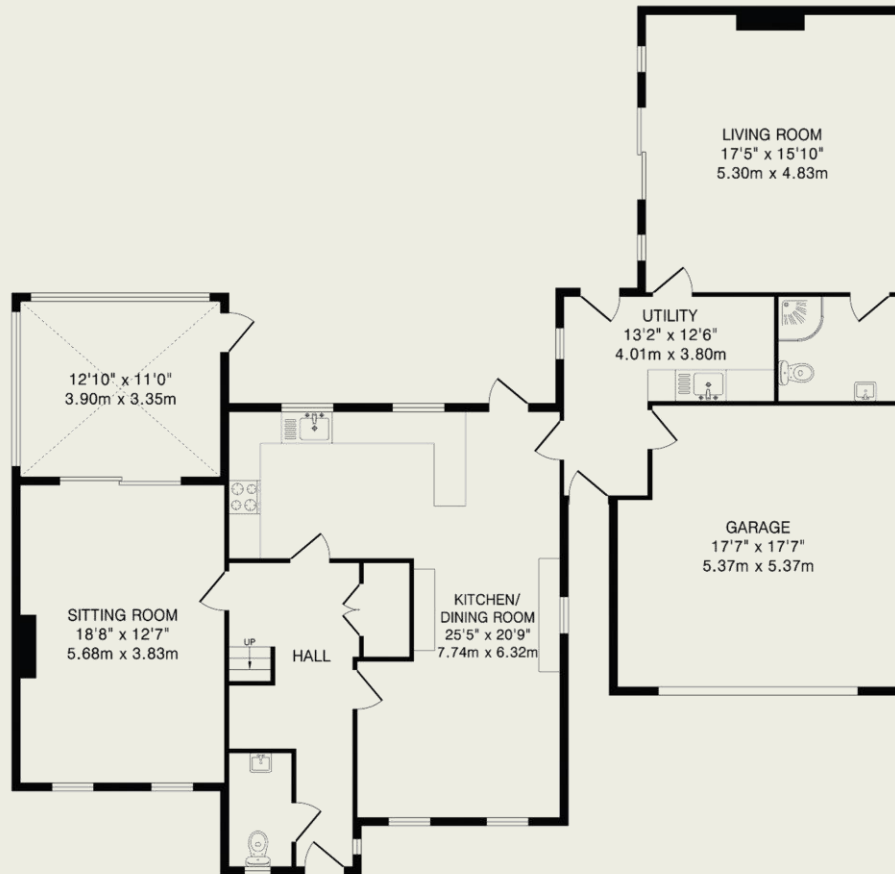




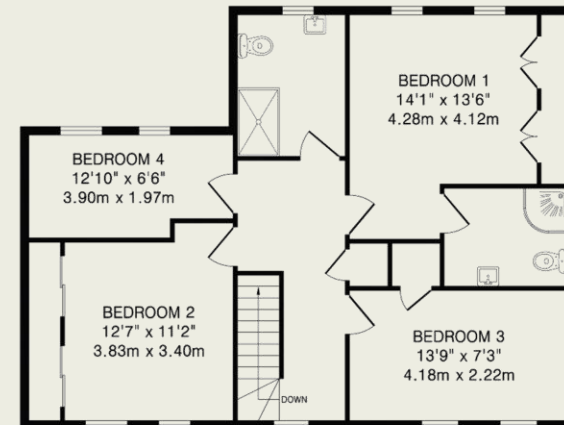
**Important Information**

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Ground Floor  
1694 sq.ft.(157.3 sq.m)approx.



First Floor  
760 sq.ft.(70.6 sq.m)approx.

TOTAL FLOOR AREA: 2454 sq.ft.(227.9 sq.m)approx.

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