



Springfields, Welwyn Garden City AL8 6XS

welcome to

Springfields, Welwyn Garden City

This extended family home is ideally located on Welwyn Garden City's desirable west side, offering spacious and versatile living. The ground floor features a welcoming hall, bay-windowed reception room, and a convenient shower room. At the heart is an open-plan family space with a stylish island kitchen overlooking the rear garden, seamlessly linked to the dining area with French doors to the patio—perfect for entertaining. Upstairs are two double bedrooms, a single bedroom, and a modern shower room. Outside, enjoy a rear garden with patio and lawn, plus ample off-street parking and an EV charger. Modern comforts include central heating, double glazing, water softener, and generous storage. The location impresses: just over a mile to the station with direct London Kings Cross trains in 25 minutes. Stanborough Park, Gosling Sports Centre, and water sports facilities are nearby, along with shops, restaurants, and excellent road links via A1(M), A414, and M25. Families benefit from proximity to well-regarded Applecroft and Stanborough Schools. A superb opportunity for those seeking a well-connected home in a peaceful, sought-after setting.



Entrance Hall

Double glazed window to front, cupboard, radiator.

Downstairs Shower Room

W/C, tiled, radiator, shower, wash hand basin, door to garden.

Reception Room

12' 4" x 11' 4" (3.76m x 3.45m)

Double glazed bay window to front, radiator, TV point, wooden flooring.

Lounge/Kitchen/Diner

21' 6" x 18' 6" (6.55m x 5.64m)

Double glazed window to side and rear, patio doors to rear, door to garden, wooden flooring, fitted kitchen, wall and base units, sink/drain, work surfaces, granite worktop island, space for appliances.

Landing

Double glazed window to side, airing cupboard, loft access.

Bedroom One

12' 2" x 10' 5" (3.71m x 3.17m)

Double glazed window to rear, fitted wardrobes, radiator, wooden flooring.

Bedroom Two

11' 4" + door recess x 9' 4" (3.45m + door recess x 2.84m)

Double glazed window to front, radiator, wooden flooring.

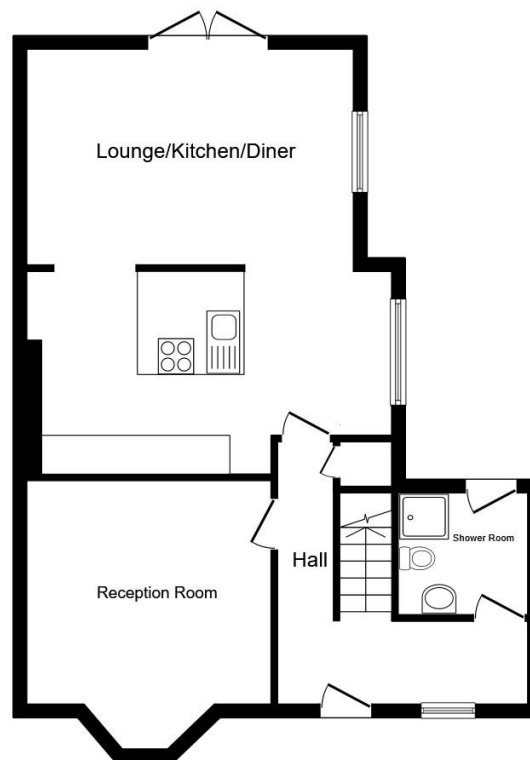
Bedroom Three

8' 11" x 7' 11" (2.72m x 2.41m)

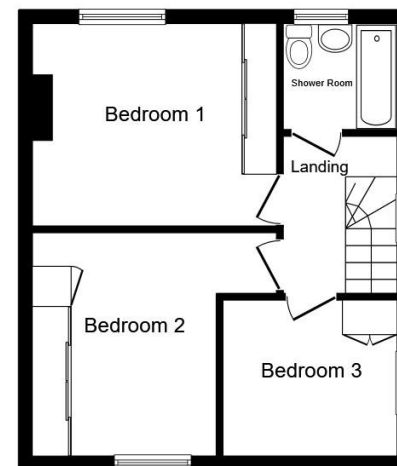
Double glazed window to side, radiator, cupboard over stairs, wooden flooring.

Upstairs Shower Room

Double glazed window to rear, radiator, wash hand basin, vanity, W/C, shower, tiled flooring, mirror cabinet with anti-fog, shaver socket and light.



Ground Floor



First Floor

Total floor area 100.3 m² (1,079 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to Springfields, Welwyn Garden City

- Extended Three Bedroom Home
- Convenient Downstairs Shower Room
- Driveway Providing Off Road Parking
- Close To Local Well-Regarded Schools
- Located In The Desirable West Side

Tenure: Freehold EPC Rating: D
Council Tax Band: E



offers in excess of

£575,000



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Property Ref:
WGN109424 - 0009

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Please note the marker reflects the
postcode not the actual property