



**Chelveston, Welwyn Garden City AL7 2PW**

**welcome to**

## **Chelveston, Welwyn Garden City**

Offered to the market CHAIN FREE, this beautifully presented four-bedroom detached house is located in the highly sought-after Panshanger area of Welwyn Garden City. Perfect for families and commuters alike, the property combines generous living space with excellent transport links. The ground floor features a bright and spacious lounge, a separate dining room, a fully fitted kitchen, utility room with door to driveway, and a conservatory that opens onto the rear garden. There is also a convenient downstairs cloakroom and a dedicated study, ideal for home working or quiet space. Upstairs, the main bedroom benefits from an en-suite shower room, while three further bedrooms and a family bathroom provide ample space for the whole family. Outside, the property enjoys both front and rear gardens, off-street parking, and a double garage. Its prime location offers easy access to the A1(M), M25, and mainline train services into London King's Cross. Local amenities are close by, including the Moors Walk parade of shops, while Moneyhole Park and Panshanger Country Park provide beautiful green spaces for leisure and recreation. This home offers a perfect blend of comfort and convenience, with versatile living areas and outdoor space ideal for family life.



**Cloakroom**

Double glazed window, tiled, wash hand basin, W/C, heated towel rail.

**Office**

8' 8" x 5' 11" ( 2.64m x 1.80m )  
Double glazed window to front, carpet, radiator.

**Lounge**

13' 5" x 13' 4" ( 4.09m x 4.06m )  
Double glazed window to side, carpet, gas fire place, radiator.

**Dining Room**

10' x 9' 11" ( 3.05m x 3.02m )  
Double glazed window to front, carpet, French doors to lounge, radiator.

**Kitchen**

12' 4" x 11' 9" ( 3.76m x 3.58m )  
Double glazed window to rear, sink/drain, gas hob, boiler, electric oven, tiled flooring.

**Utility Room**

9' 4" x 4' 8" ( 2.84m x 1.42m )  
Back door to driveway, tiled flooring, sink, worktops.

**Conservatory**

12' 9" x 12' 4" ( 3.89m x 3.76m )  
Doors to garden, tiled flooring.

**Bedroom One**

15' 9" x 12' 5" ( 4.80m x 3.78m )  
Double glazed window to rear, linoleum flooring, radiator.

**En-Suite**

Double glazed window to side, tiled flooring, wash hand basin, shower cubicle, W/C, heated towel rail.

**Bedroom Two**

12' 4" x 9' 7" ( 3.76m x 2.92m )  
Double glazed window to rear, carpet, radiator.

**Bedroom Three**

10' 3" x 9' 4" ( 3.12m x 2.84m )  
Double glazed window to front, carpet, built in wardrobe, radiator.

**Bedroom Four**

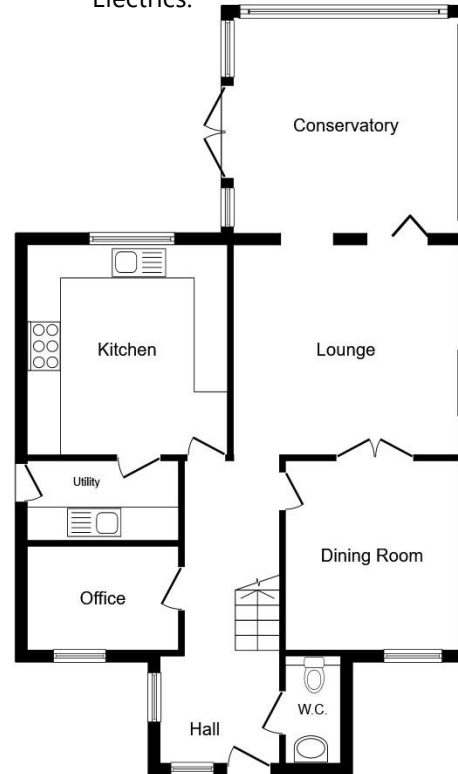
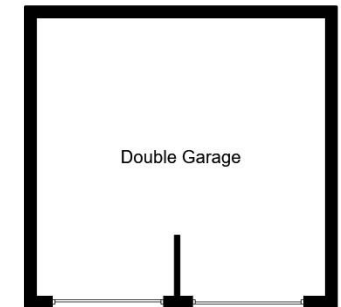
9' 10" x 9' 7" ( 3.00m x 2.92m )  
Double glazed window to front, carpet, radiator.

**Bathroom**

Tiled flooring, W/C, bath/hand shower, wash hand basin, heated towel rail.

**Double Garage**

Electrics.

**Ground Floor****First Floor****Garage**

Total floor area 163.0 m<sup>2</sup> (1,755 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](http://www.propertybox.io)



## welcome to Chelveston, Welwyn Garden City

- CHAIN FREE
- Four Bedrooms
- Detached House
- Double Garage
- Family Bathroom & En-Suite

Tenure: Freehold EPC Rating: C  
Council Tax Band: F



guide price

**£750,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WGN109398 - 0004

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