





## Property Description

Situated on a quiet and highly regarded residential street in the heart of Old Welwyn, this fantastic four bedroom detached family home offers spacious and versatile accommodation arranged over two floors. The ground floor provides three well-proportioned reception rooms, allowing flexible use to suit modern family living, whether for relaxing, entertaining or working from home. The refitted kitchen has been thoughtfully updated and offers a practical yet stylish space that works well for everyday life. A downstairs WC adds further convenience. Upstairs, the property offers four generous bedrooms, all served by a modern family bathroom finished to a contemporary standard. Externally, the home benefits from a fantastic rear garden, ideal for families and outdoor entertaining, along with off-street parking to the front. The property enjoys a peaceful setting while remaining well placed for local amenities, schools and transport links. This is a wonderful opportunity to secure a detached family home in one of Old Welwyn's most desirable residential locations.

### Bedroom 1

13' 1" x 11' 1" ( 3.99m x 3.38m )

### Bedroom 2

12' 8" x 9' 7" ( 3.86m x 2.92m )

### Bedroom 3

11' x 9' 2" ( 3.35m x 2.79m )

### Bedroom 4

9' 8" x 9' ( 2.95m x 2.74m )

### Bathroom

8' 2" x 6' 4" ( 2.49m x 1.93m )

### Lounge

20' 11" x 12' 7" ( 6.38m x 3.84m )

### Dining Room

15' 11" x 11' 7" ( 4.85m x 3.53m )

### Kitchen

15' 11" x 8' 10" ( 4.85m x 2.69m )

### Study

10' 11" x 7' 5" ( 3.33m x 2.26m )

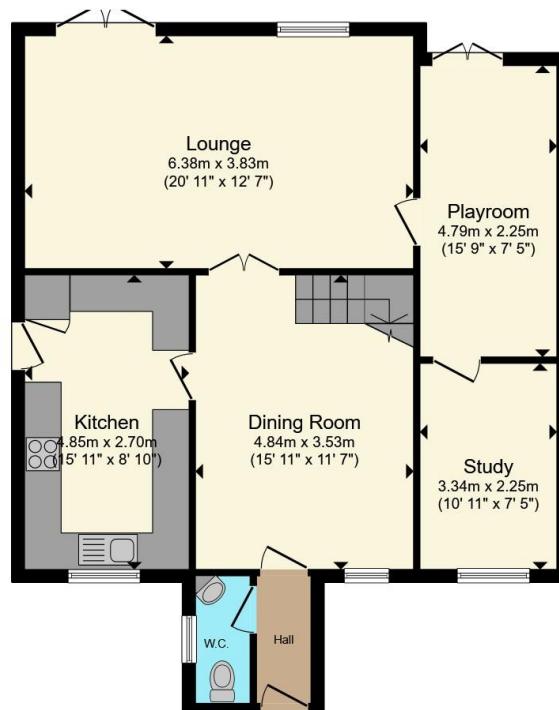
### Playroom

15' 9" x 7' 5" ( 4.80m x 2.26m )

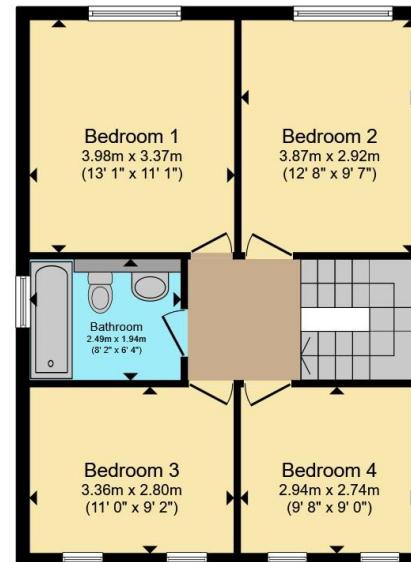








**Ground Floor**



**First Floor**

Total floor area 135.5 m<sup>2</sup> (1,459 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)

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EPC Rating: D    Council Tax  
 Band: F

Tenure: Freehold

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