

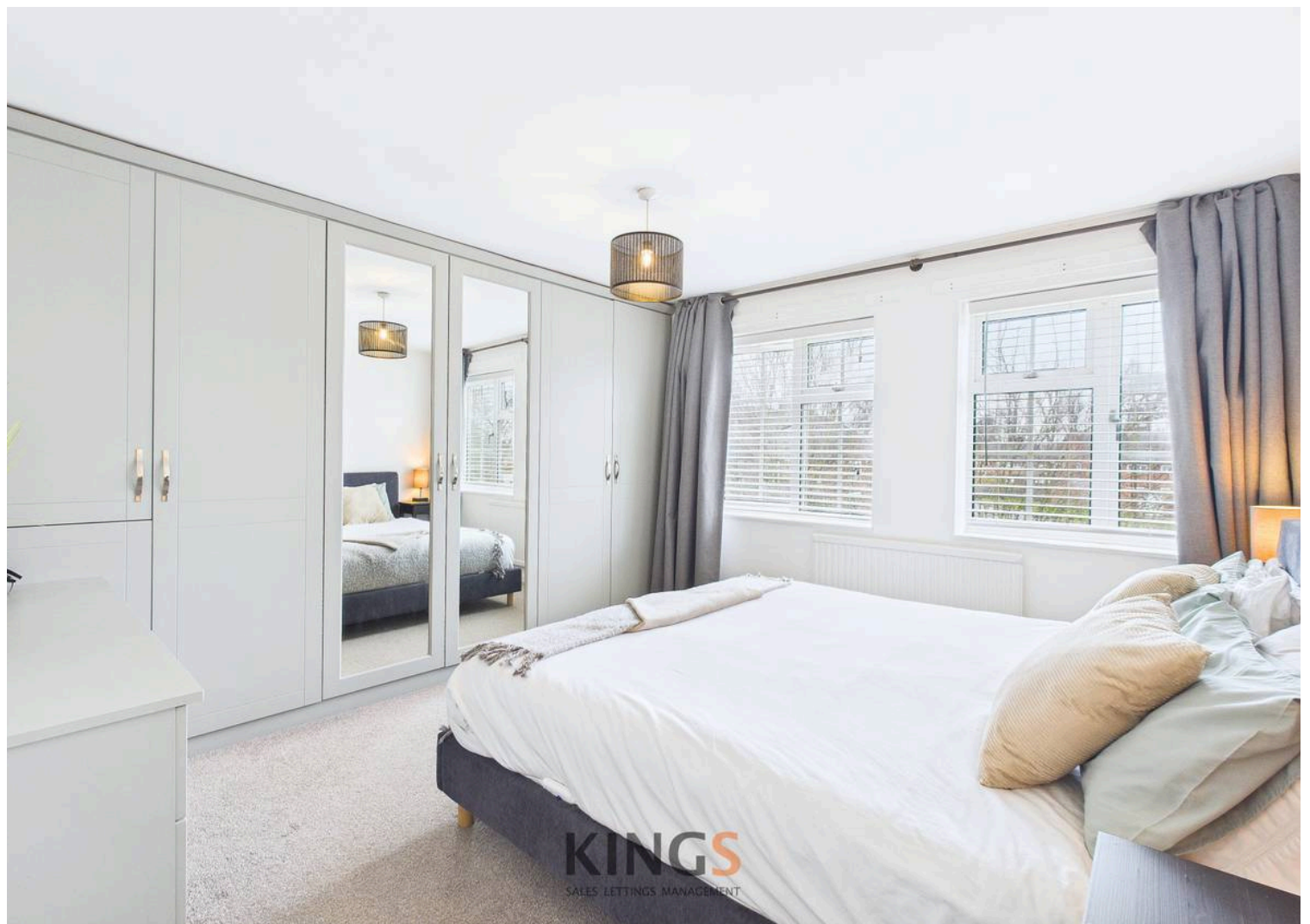
## Beehive Green, Welwyn Garden City - AL7 4BG

Offers Over £900,000 Leasehold

DETACHED HOUSE • FOUR BEDROOMS • THREE BATHROOMS • PLAYROOM/STUDY/BEDROOM FIVE • LIVING ROOM WITH LOG BURNER • APPROX 80FT REAR GARDEN • GARAGE & DRIVEWAY • SOUGHT AFTER LOCATION • CHAIN FREE  
• EPC RATING - D

**KINGS**  
SALES LETTINGS MANAGEMENT



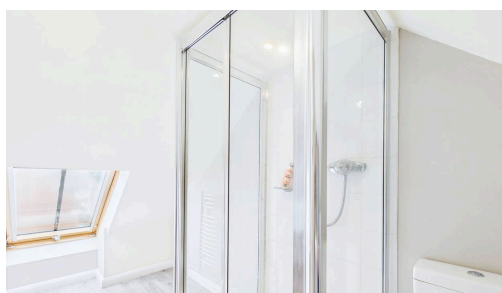




Situated in a highly sought-after location within easy reach of reputable schools, local shops, and excellent transport links, this impressive detached house offers versatile accommodation ideal for family living. Presented in excellent condition throughout, the property welcomes you with a spacious entrance hall leading to a bright and inviting living room, featuring a charming log burner set within a stylish surround and large double-glazed bay window that floods the space with natural light. The kitchen provides ample storage, seamlessly connecting to a generous dining area perfect for entertaining. A versatile playroom or study (which can also serve as a fifth bedroom) provides flexible space to suit your needs, while a convenient ground floor shower room is finished with contemporary tiling. Upstairs, three well-proportioned bedrooms offer comfortable accommodation, including a principal bedroom with fitted wardrobes and a family bathroom. A staircase leads to a superb loft bedroom room, which benefits from Velux windows and an en-suite.



The property also benefits from a large attached garage, a driveway, and ample internal storage options and an approx 80ft rear garden with lawn and patio areas great for Summer entertaining. With its flexible layout, high-quality finishes, and prime location, this detached home represents an exceptional opportunity for growing families or those seeking adaptable living space. The property is offered on a chain free basis.





Ground Floor



First Floor



Second Floor

Approximate total area<sup>(1)</sup>  
1711 ft<sup>2</sup>  
159 m<sup>2</sup>  
  
Reduced headroom  
127 ft<sup>2</sup>  
11.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

