



**Connells**

Andrewsfield  
Welwyn Garden City



### Property Description

Occupying a tucked away position within the popular Panshanger area, this attractive one bedroom freehold cluster house provides comfortable and easy living in a wonderfully peaceful setting. The property is well maintained throughout and offers a warm, welcoming feel from the moment you arrive.

The accommodation is well laid out, with a bright and airy living space that flows nicely into the kitchen, creating a practical and comfortable environment for everyday living. Upstairs, the bedroom is a generous size and enjoys a tranquil outlook, complemented by a well presented bathroom.

One of the standout features of this home is the exceptional garden. Larger than typically found with a property of this type, the mature garden backs directly onto woodland, offering a beautiful natural backdrop, a high degree of privacy and a real sense of escape. It is an ideal space for relaxing, entertaining or simply enjoying the changing seasons.

Situated in a quiet location yet within easy reach of local shops, amenities and transport links, this home is ideally suited to first time buyers, downsizers or anyone looking for a low maintenance property with the added benefit of outdoor space and a peaceful lifestyle.

## Living Space

15' 7" max x 13' 7" max ( 4.75m max x 4.14m max )

## Kitchen

6' 5" x 5' 10" ( 1.96m x 1.78m )

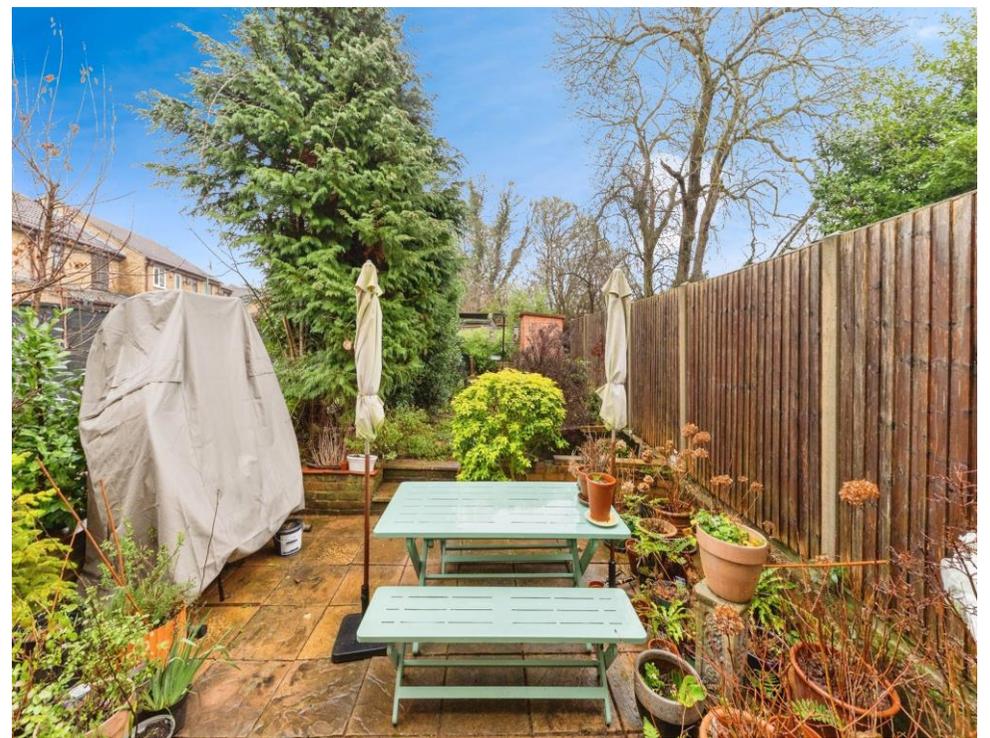
## Bedroom

13' 7" x 8' 1" ( 4.14m x 2.46m )

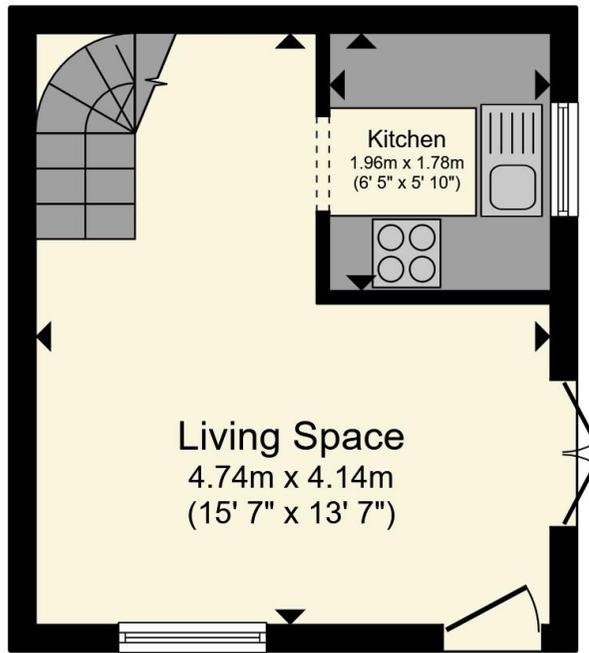
## Bathroom

6' x 5' 5" ( 1.83m x 1.65m )

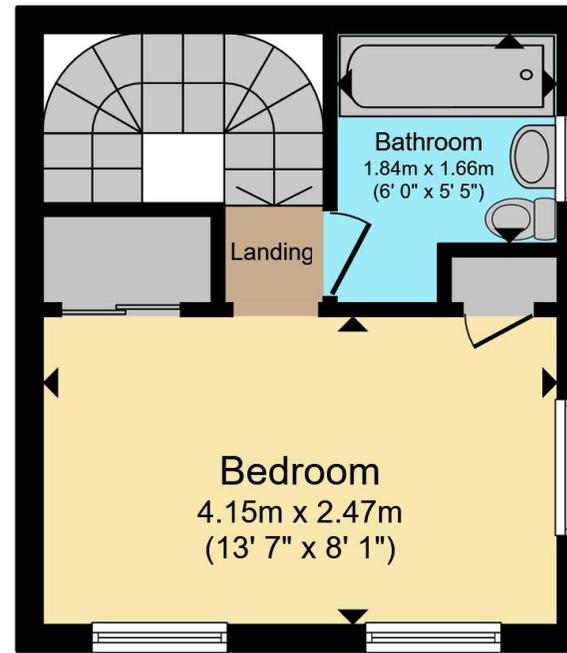








**Ground Floor**



**First Floor**

Total floor area 39.2 m<sup>2</sup> (422 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: C Council Tax Band: C

Tenure: Freehold

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