



**Connells**

Forresters Drive  
Welwyn Garden City



### Property Description

This beautifully refurbished three double bedroom family home offers stylish, spacious living in the ever-popular Panshanger area of Welwyn Garden City.

A bright entrance hall leads to a cloakroom and generous lounge, complete with a contemporary electric fire. Double doors open into a stunning full-width conservatory with a recently fitted ceiling, creating a superb year-round dining and entertaining space filled with natural light.

The modern kitchen is well appointed with integrated appliances, a DeLonghi five-ring gas range cooker and American-style fridge freezer to remain. Excellent storage and a breakfast bar complete this practical yet sociable space, with sliding doors enhancing the seamless ground floor flow.

The landscaped rear garden has been designed for both relaxation and entertaining, featuring a slabbed terrace and an impressive garden cabin with power and Sky TV connection, ideal as a home office or gym. Side access is available on both sides. To the front, a smart brick-paved driveway provides parking for two vehicles.

Upstairs are three well-proportioned double bedrooms and a contemporary shower room with oversized enclosure and vanity storage.

Ideally located close to well-regarded schools, local shops, Morrisons, Panshanger Golf



Complex and excellent transport links, including fast rail services to London King's Cross in approximately 28 minutes.

**Lounge**

19' 8" x 11' 1" ( 5.99m x 3.38m )

**Kitchen**

20' 5" x 11' ( 6.22m x 3.35m )

**Conservatory**

20' 8" x 9' 6" ( 6.30m x 2.90m )

**Bedroom 1**

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

**Bedroom 2**

11' 1" x 8' 2" ( 3.38m x 2.49m )

**Bedroom 3**

10' 9" x 7' 10" ( 3.28m x 2.39m )

**Shower Room**

11' 2" x 5' 6" ( 3.40m x 1.68m )

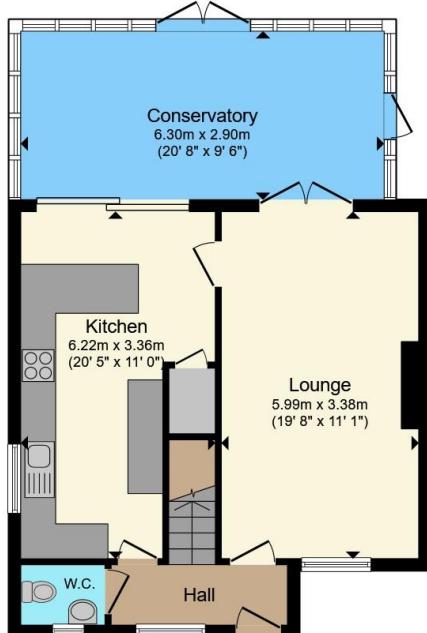
**Garden Room**

15' 6" x 12' 4" ( 4.72m x 3.76m )

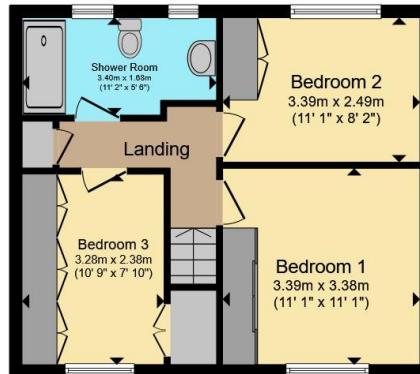




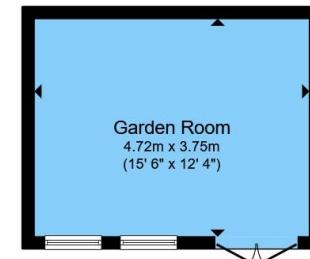




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 123.8 m<sup>2</sup> (1,333 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)

**Connells**

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EPC Rating: C    Council Tax  
Band: E

Tenure: Freehold

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