



Windhill, WELWYN GARDEN CITY AL7 1RH

welcome to

Windhill, WELWYN GARDEN CITY

This well-maintained, spacious four-bedroom link-terraced family home is ideally located in the popular Panshanger area of Welwyn Garden City. The property benefits from excellent access to local schools, the A414 and A1(M), as well as the mainline train station offering direct routes into London. The ground floor features a welcoming entrance hall with a downstairs cloakroom, a fully fitted kitchen, and a bright lounge and dining room. French doors open directly onto the lovely rear garden, creating a seamless indoor-outdoor living space perfect for family gatherings and entertaining. Upstairs, the property offers four well-proportioned bedrooms and a family bathroom. Externally, there is a private driveway for three cars and garage, providing convenient parking and storage. A further advantage is the roof, which was replaced in August this year, giving added peace of mind to future owners. The house also benefits from a water softener, providing improved water quality throughout the home. The home is surrounded by a range of local amenities, including the Moors Walk parade of shops. Here you will find a doctor's surgery, Tesco Express, pharmacy, post office, hair salon, beauticians, and a selection of food takeaways, making everyday living both practical and convenient.



Cloakroom

Double glazed window, tiled flooring, W/C, wash hand basin.

Lounge

14' 9" x 11' 9" (4.50m x 3.58m)

Double glazed window to front, engineered wooden oak flooring, electric blinds, new gas fire, radiator, under stairs storage.

Dining Room

13' 4" x 8' 7" (4.06m x 2.62m)

French doors to garden, engineered wooden flooring, thermal blind.

Kitchen

11' 10" x 6' 3" (3.61m x 1.91m)

Double glazed window to rear, tiled flooring, sink/drain, electric double oven, gas hob, integrated microwave, radiator, spotlights, high spec fittings.

Bedroom One

14' 6" x 8' 8" (4.42m x 2.64m)

Double glazed window to front, carpet, radiator, built in wardrobe.

Bedroom Two

11' x 11' (3.35m x 3.35m)

Double glazed window to front and rear, carpet, radiator, built in wardrobe.

Bedroom Three

11' 4" x 8' 7" (3.45m x 2.62m)

Double glazed window to rear, carpet, radiator, built in wardrobe.

Bedroom Four

10' 11" x 6' (3.33m x 1.83m)

Double glazed window to front, carpet, radiator, built in storage cupboard.

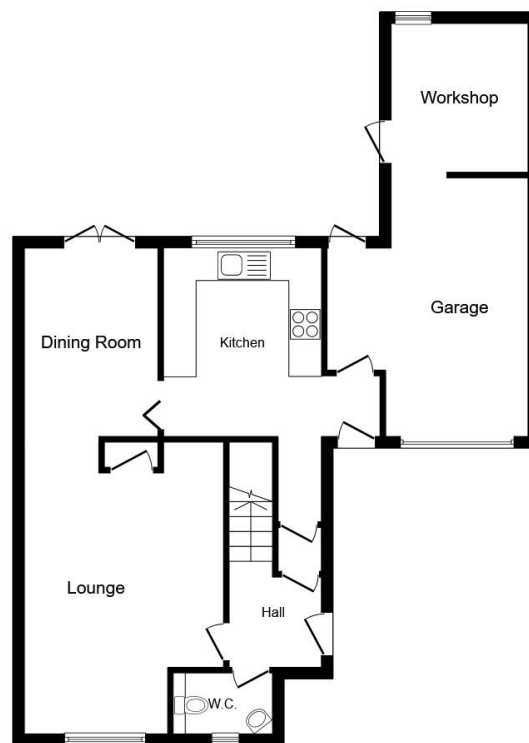
Bathroom

8' 4" x 6' (2.54m x 1.83m)

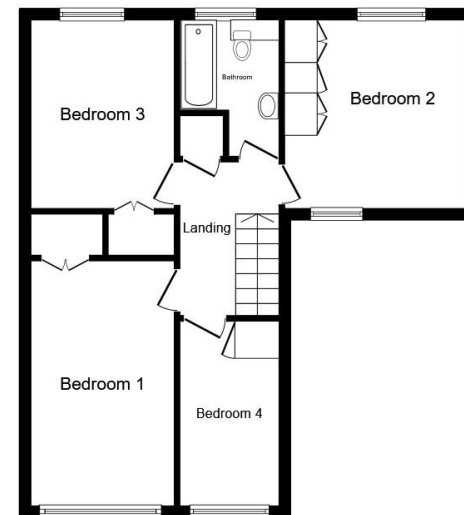
Double glazed window, tiled flooring, bath with built in shower, W/C, wash hand basin, heated towel rail, high spec fittings, spotlights.

Garage

Up and over garage door, electrics, space for car, handbasin, additional plumbing and space for a washing machine/tumble dryer/freezer.



Ground Floor



First Floor

Total floor area 124.2 m² (1,337 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


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welcome to

Windhill, WELWYN GARDEN CITY

- Link Detached House
- Four Bedrooms
- Driveway and Garage
- Roof Replaced August 2025
- Downstairs Cloakroom

Tenure: Freehold EPC Rating: D
Council Tax Band: D



offers in excess of

£475,000



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Property Ref:
WGN109457 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property


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