

Connells

Hollybush Lane
Welwyn Garden City

Hollybush Lane
Welwyn Garden City AL7 4JN

for sale
£475,000







Property Description

A rare opportunity to acquire this substantially extended and immaculately presented three/four-bedroom family home, offering flexible and contemporary living accommodation throughout.

The standout feature of the property is the impressive open-plan kitchen, dining and family room, designed to create the perfect hub of the home. Flooded with natural light from the roof lanterns and bi-fold doors, this exceptional space seamlessly connects indoor and outdoor living, making it ideal for both everyday family life and entertaining.

The accommodation is highly versatile and includes a separate reception room, which can easily be utilised as a fourth bedroom, home office or playroom to suit individual requirements. There are three further well-proportioned bedrooms, a modern family bathroom and a separate cloakroom.

Externally, the property benefits from a private rear garden with a patio seating area and lawn, providing an excellent space for relaxing and entertaining. To the front, there is driveway parking and access to a detached garage.

Combining spacious accommodation, modern finishes and excellent flexibility, this fantastic home is ideally suited to growing families and an internal viewing is highly recommended.

Buyers Note

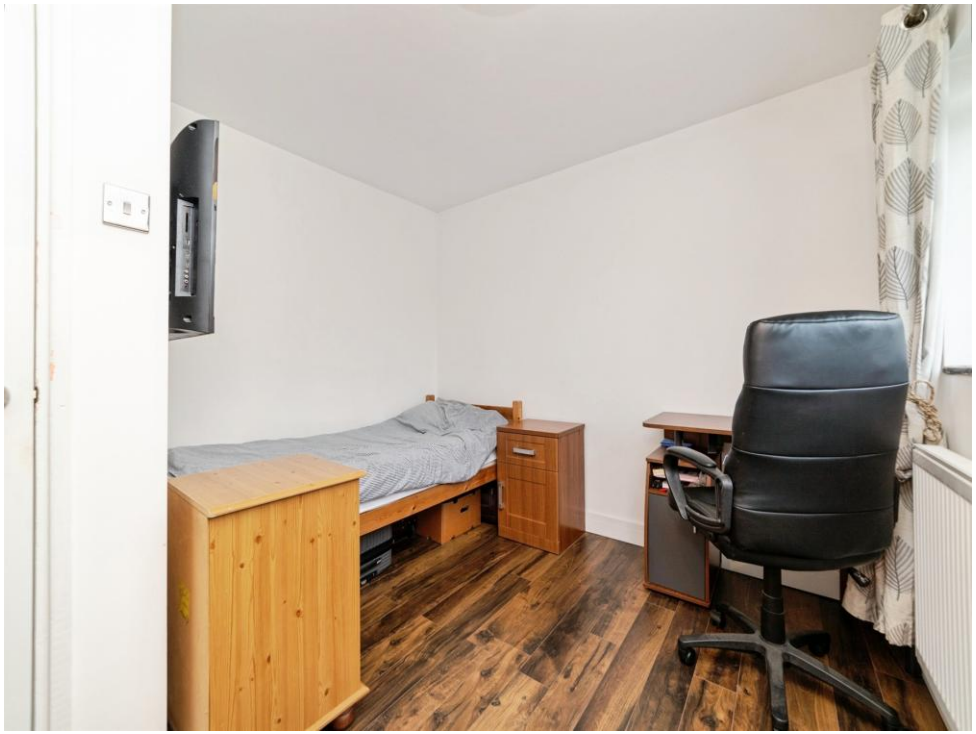
*Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











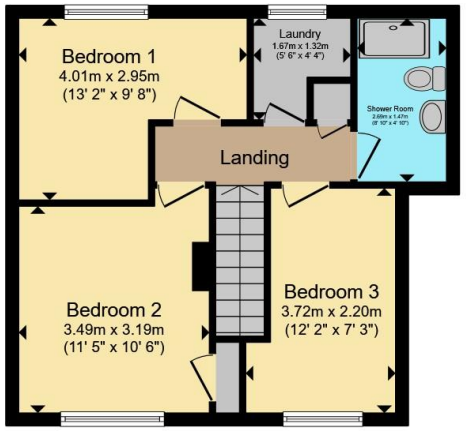




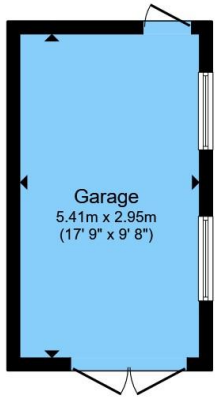




Ground Floor



First Floor



Garage

Total floor area 116.7 m² (1,256 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

Connells

To view this property please contact Connells on

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EPC Rating: D

Council Tax Band: D

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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