



3 Dellcott Close, Welwyn Garden City, Hertfordshire, AL8 7BB

£1,000,000

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Handside House, Handside Lane,
Welwyn Garden City, Herts AL8 6TA

3 Dellcott Close, Welwyn Garden City, Hertfordshire, AL8 7BB

A spacious five-bedroom family home located on the sought-after west side of Welwyn Garden City. Featuring a stunning open-plan kitchen/breakfast room, generous living accommodation and excellent access to the town centre, mainline station and A1(M). Welwyn Garden City station is a 15-minute walk with regular services to London King's Cross, while the town centre offers a wide range of shops including John Lewis.

Entrance hall

Kitchen/breakfast room/snug 28'10" x 21'8" (8.80m x 6.62m)

Living room 16'7" x 10'10" (5.06m x 3.32m)

Utility room 12'4" x 8'3" (3.76m x 2.52m)

Shower room 7'8" x 4'10" (2.36m x 1.48m)

Cloakroom

Bedroom 1 11'1" x 9'4" (3.40m x 2.85m)

En-suite

Bedroom 2 14'2" x 9'5" (4.32m x 2.88m)

Bedroom 3 11'2" x 10'2" (3.42m x 3.11m)

Bathroom

Bedroom 4 10'10" x 6'11" (3.32m x 2.12m)

Bedroom 5 10'2" x 6'9" (3.11m x 2.07m)

Garden

Situated on the highly sought-after west side of Welwyn Garden City, this spacious and well-presented five-bedroom family home offers generous accommodation arranged over two floors, ideal for modern family living.

The ground floor is centred around a stunning open-plan kitchen/breakfast/dining room, creating a superb social space for both everyday living and entertaining. This impressive area is complemented by a separate living room, utility room, shower room, and additional WC, providing excellent practicality and flexibility.

Upstairs, the property offers five well-proportioned bedrooms along with a family bathroom, making it perfectly suited to growing families or those needing space to work from home.

The house is conveniently located within a short walk of Welwyn Garden City town centre, which offers a wide range of amenities including a John Lewis department store, along with numerous shops, cafés, and restaurants. Welwyn Garden City train station is approximately a 15-minute walk, providing regular and direct services into London King's Cross, ideal for commuters.

For those travelling by car, the A1(M) is just a few minutes' drive away, offering excellent road links to London and the surrounding areas.

This is a fantastic opportunity to acquire a substantial family home in one of Welwyn Garden City's most desirable residential locations.



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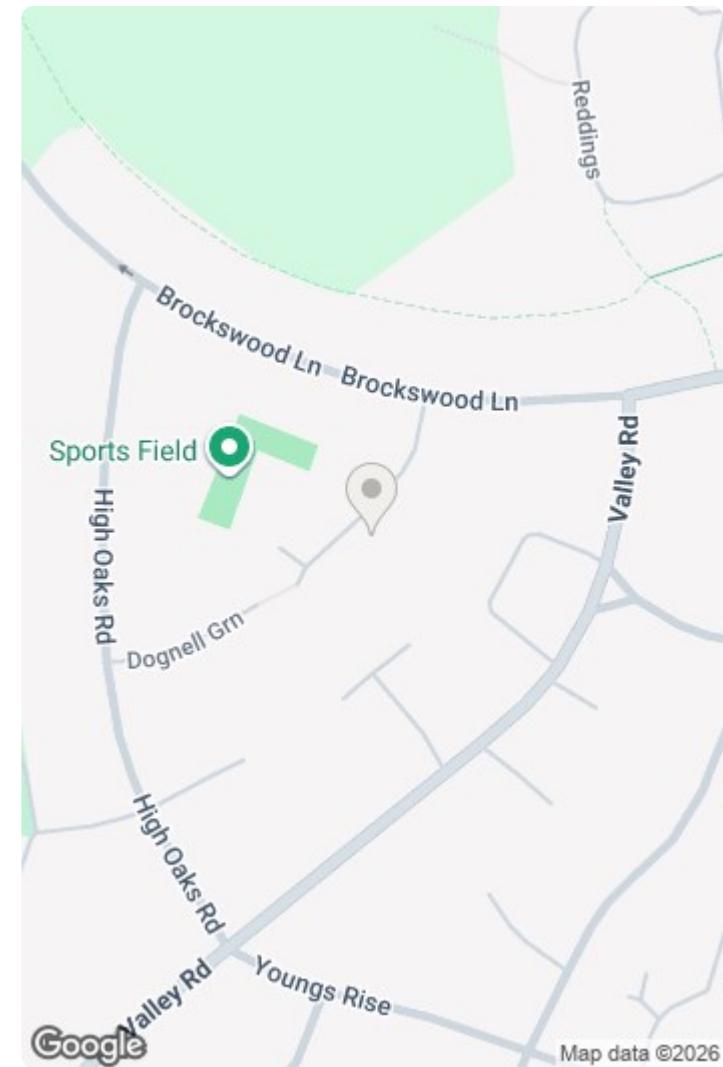
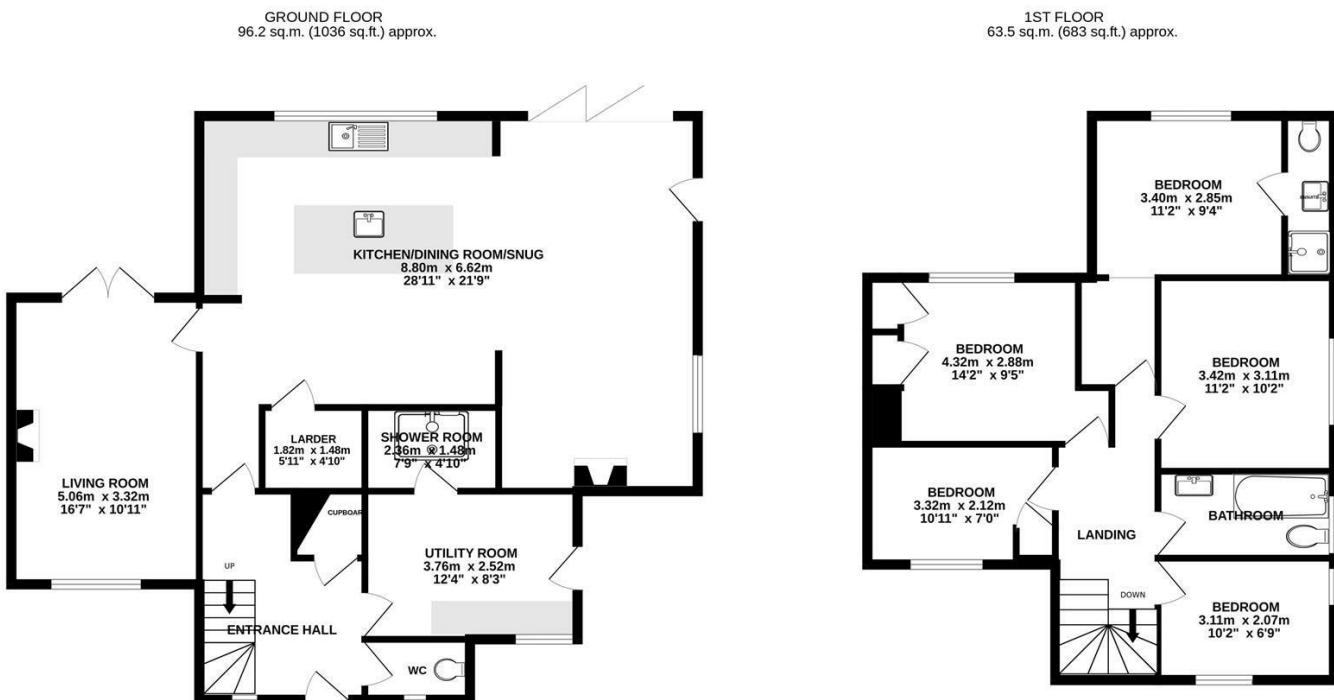
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(81-91) B		
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(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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