



Offers over £450,000

**Sir John Newsom Way, Welwyn Garden City,
Hertfordshire, AL7 4FJ**

Situated in the popular area of Welwyn Garden City, this attractive three-bedroom home on Sir John Newsom Way offers approximately 971 sq ft of well-planned accommodation arranged over two floors. The property provides a comfortable and versatile layout, with well-proportioned living spaces and three bedrooms, together with the added benefit of a private parking space directly in front of the garage en bloc. Offered for sale with offers over £450,000, the property is well suited to families, first-time buyers or those looking for a conveniently located home with useful additional space.

The ground floor opens into a welcoming entrance hall, leading through to a well-sized reception room which provides a comfortable setting for both everyday living and entertaining. A separate dining room adds further versatility to the accommodation and could equally lend itself to a home-working space, second reception area or dedicated dining room. To the rear, the kitchen provides a practical and well-positioned space for day-to-day cooking, with a convenient downstairs WC completing the ground floor.

Upstairs, the property continues to offer a well-balanced arrangement of accommodation, with three bedrooms and two bathrooms. The principal bedroom is particularly well proportioned, measuring approximately 13'7" x 11'1", and benefits from its own en-suite shower room. The two further bedrooms offer flexibility for family members, guests or those working from home, while a separate family bathroom serves the remaining bedrooms.

Outside, the property benefits from a rear garden with patio area, providing a pleasant extension to the living space and an ideal setting for outdoor seating, entertaining or family use. The private parking space immediately in front of the garage is a valuable practical feature, with the garage en bloc providing additional secure storage.

The location is particularly convenient, with Welwyn town centre and Welwyn Garden City railway station approximately a five-minute drive away, while a range of local amenities, shops, restaurants, schools and leisure facilities are also readily accessible. The area benefits from readily available transport links, providing convenient access to the surrounding towns and wider region. For those travelling by road, the nearby A1(M) offers straightforward connections towards London, Cambridge and beyond, while the railway station provides regular services towards London King's Cross and other destinations.

Overall, this is a well-sized three-bedroom home offering a versatile and well-balanced combination of living and bedroom accommodation. With two bathrooms, a downstairs WC, rear garden, private parking and a garage en bloc, the property combines practical features with a convenient location and is well worth viewing to fully appreciate the accommodation and potential on offer.



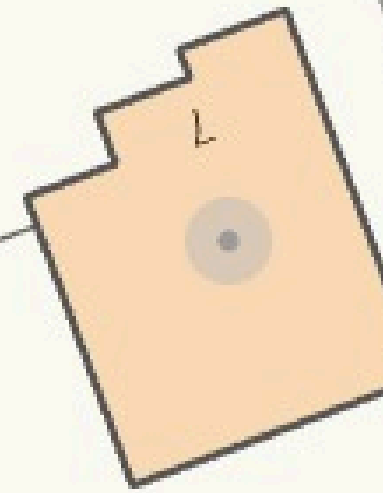
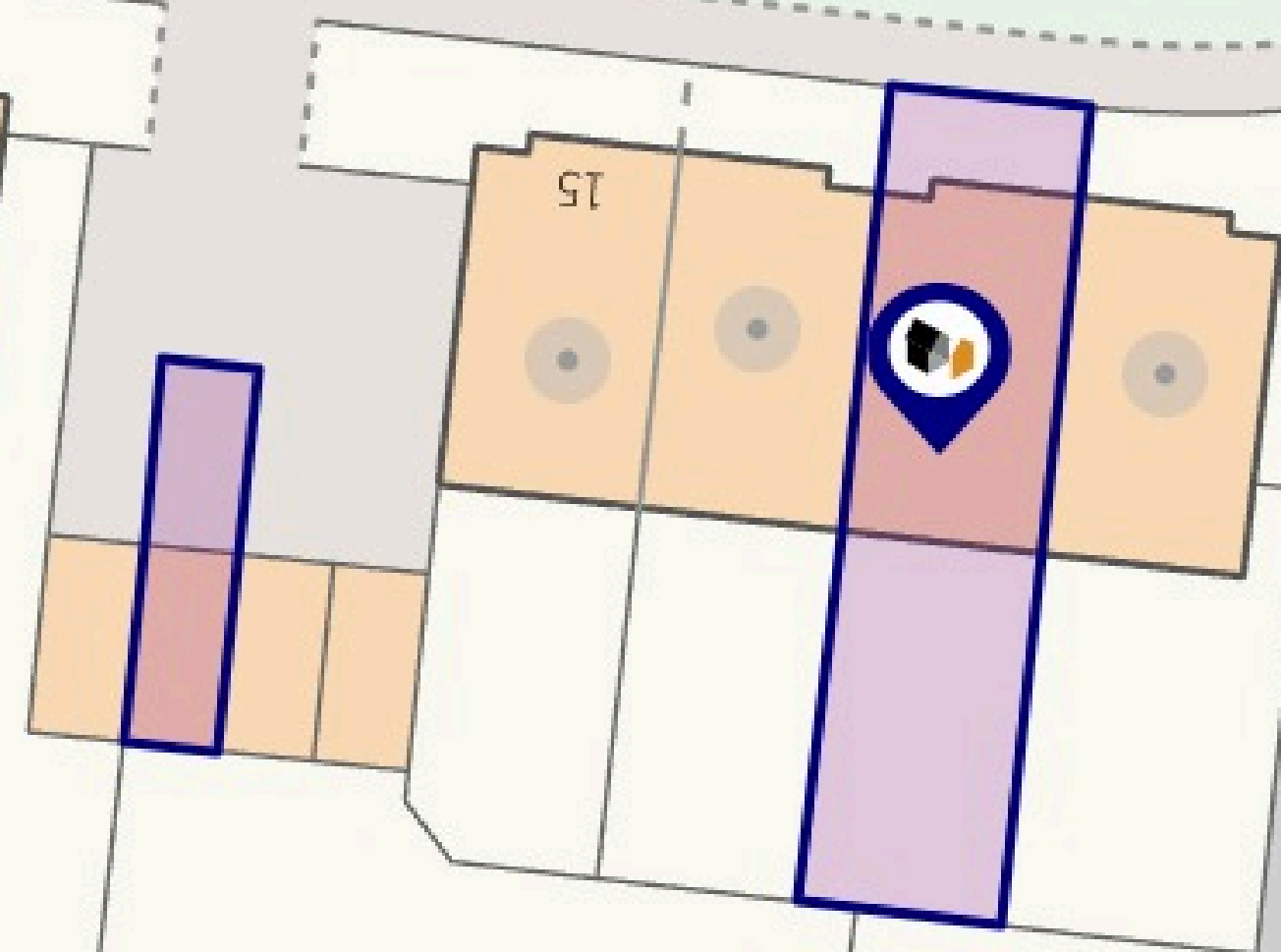
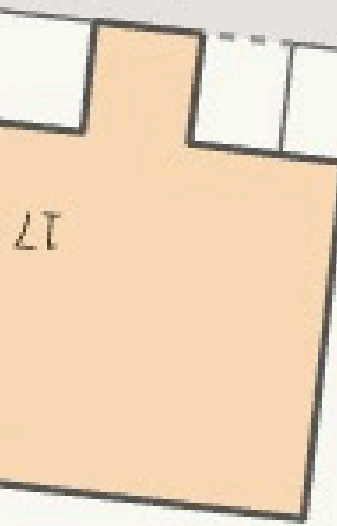








John Newsom Way



LOCAL AUTHORITY
Welwyn Hatfield

TENURE
Freehold

COUNCIL TAX BAND
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VIEWINGS
By prior appointment only



Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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