



4 Bedrooms



2 Bath/Shower Rooms



4 Reception Rooms



Off Street Parking



Southwest Facing Garden



EPC Band C

Council Tax
Band: F £3,154.89
April 2024 - March 2025
Local Authority
Welwyn & Hatfield

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Hawthorns, Welwyn Garden City, AL8 7SE
Guide Price £875,000 Freehold

Hawthorns, Welwyn Garden City

This very spacious, four bedroom detached family home is perfectly placed in a sought after West Side location. It has been completely remodelled and extended by the current owners and offers versatile accommodation throughout.

Description

On the ground floor, a welcoming entrance hall leads to an incredibly bright, triple aspect family room with a superb floor-ceiling bay window to the front. This room also benefits from an attractive fireplace and French double doors leading into a large conservatory at the rear of the property.

Internal, bi-folding doors lead through to the impressively spacious family kitchen/diner, which boasts a large skylight, integrated appliances and an island with five ring gas hob. A utility room adjacent to the kitchen provides side exterior access. Another multi-purpose reception room is located off of the entrance hall, as is a convenient downstairs cloakroom at the foot of the stairs.

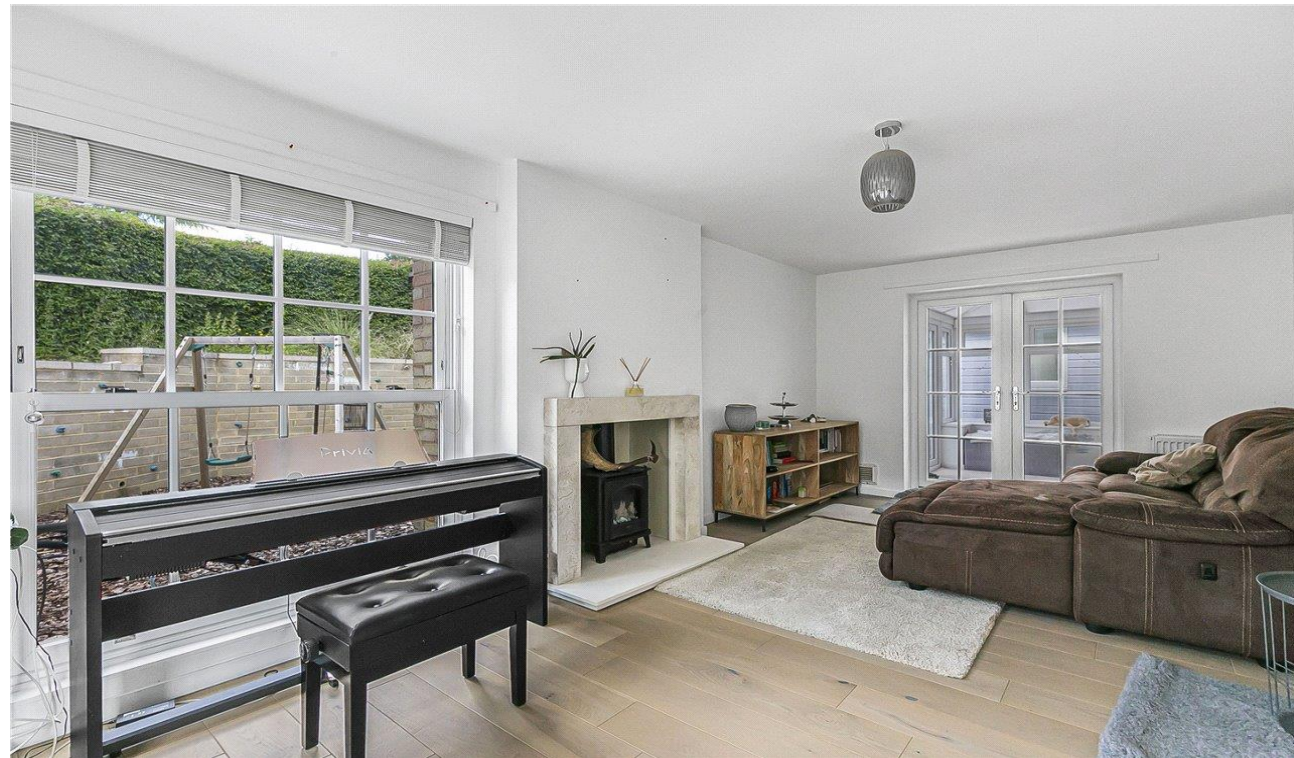
The first floor offers four generous bedrooms and a modern, fully-tiled family bathroom with bath and separate shower. Three of the bedrooms have built-in wardrobes and the main one benefits from an en-suite with both bath and separate shower as well.

Externally, to the rear, in a south-west facing garden, there is a large, fully-insulated garden room, perfect as a home office or gym. The sunny rear garden has a neat lawn, a children's play area, a patio and a sizeable shed on a raised level.

An electric vehicle charging point has been installed at the front of the property and there is a large driveway providing parking for three-four vehicles.

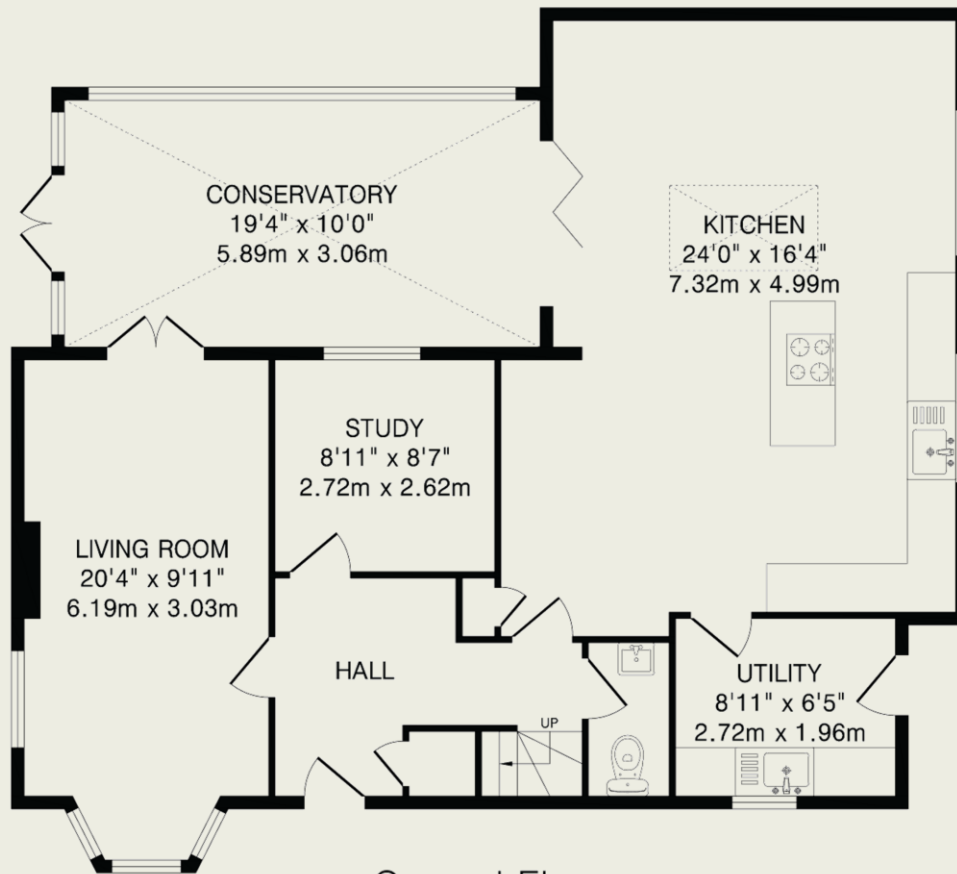
Location

Hawthorns is centrally located in the heart of the West Side of the Garden City, offering close access to woodland walks and popular schooling. The town centre is only a short walk away and features comprehensive shopping amenities, including John Lewis, The Howard Centre, Waitrose and a mainline rail station (London Kings Cross 28 minutes).

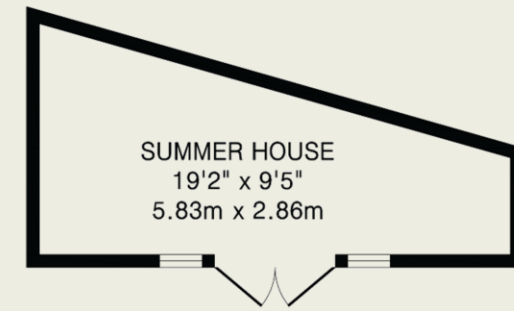




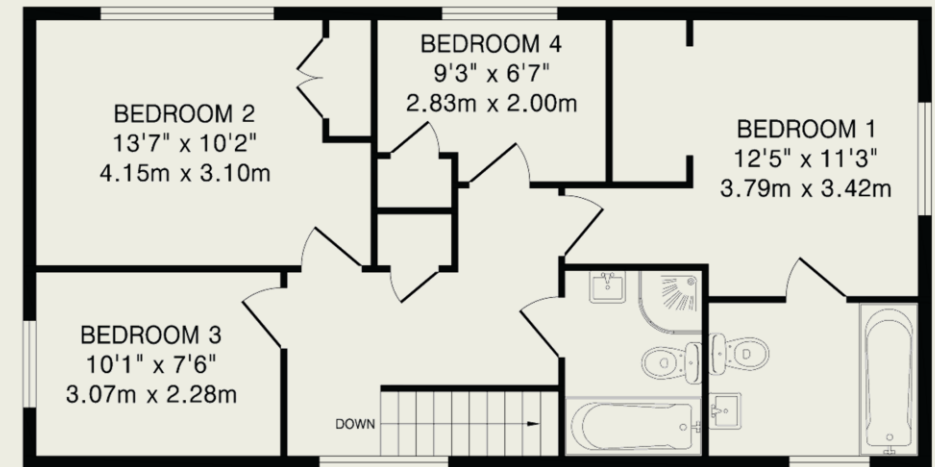
Important Information



Ground Floor
1100 sq.ft.(102.1 sq.m)approx.



Outbuilding
127 sq.ft.(11.8 sq.m)approx.



First Floor
635 sq.ft.(59.0 sq.m)approx.

TOTAL FLOOR AREA: 1862 sq.ft.(172.9 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.