

£3,000 PCM
The Drive
Welwyn, AL6 0TW

PROPERTY SUMMARY

Situated on a private road in a highly regarded part of Welwyn, this substantial detached residence offers over 3,000 sq ft of well-planned accommodation arranged over two floors. The home provides flexible and versatile living, ideally suited to modern family life.

The property opens with a welcoming entrance hall that leads to a spacious, open-plan kitchen, dining, and reception area. This impressive space is flooded with natural light via a large roof lantern and features bi-folding doors that open onto an elevated decked terrace, seamlessly blending indoor and outdoor living. The kitchen is comprehensively fitted with a range of high-quality units, extensive work surfaces, a substantial central island, and integrated appliances. Adjacent to the kitchen is a sizeable utility/boot room with ample storage and laundry facilities.

There is one large principal double bedroom which enjoys a bay window and benefits from a connected and extensive dressing room to the rear of the ground floor, with additional window and is served by a stylish ensuite bathroom. To the front of the ground floor is also a second living room with Bay window, which can also be used as a double bedroom. To the front of the ground floor is a stylish family bathroom and large storage/coatroom. To the rear a generous private study— ideal for home working for two people. The first floor comprises three further generous double bedrooms, including one with a modern en-suite bathroom with a walk-in shower and a full-sized bath. All three double bedrooms have eaves storage. There is also a well-appointed family bathroom with both a bath and a separate shower. Externally, the house features a wide driveway that provides off-street parking for 4 cars and an integrated garage for additional storage. The rear garden is predominantly laid to lawn, with mature trees and shrubs providing a high degree of privacy. A large decked terrace offers an excellent space for entertaining or relaxing, overlooking the e

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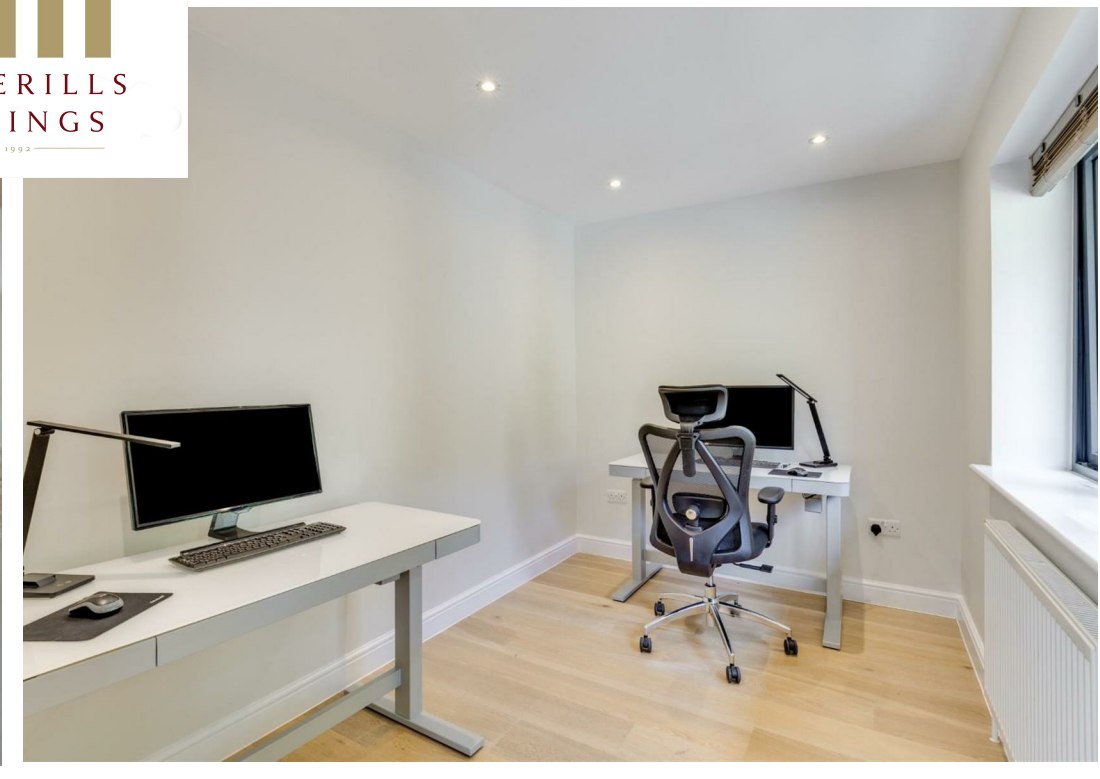
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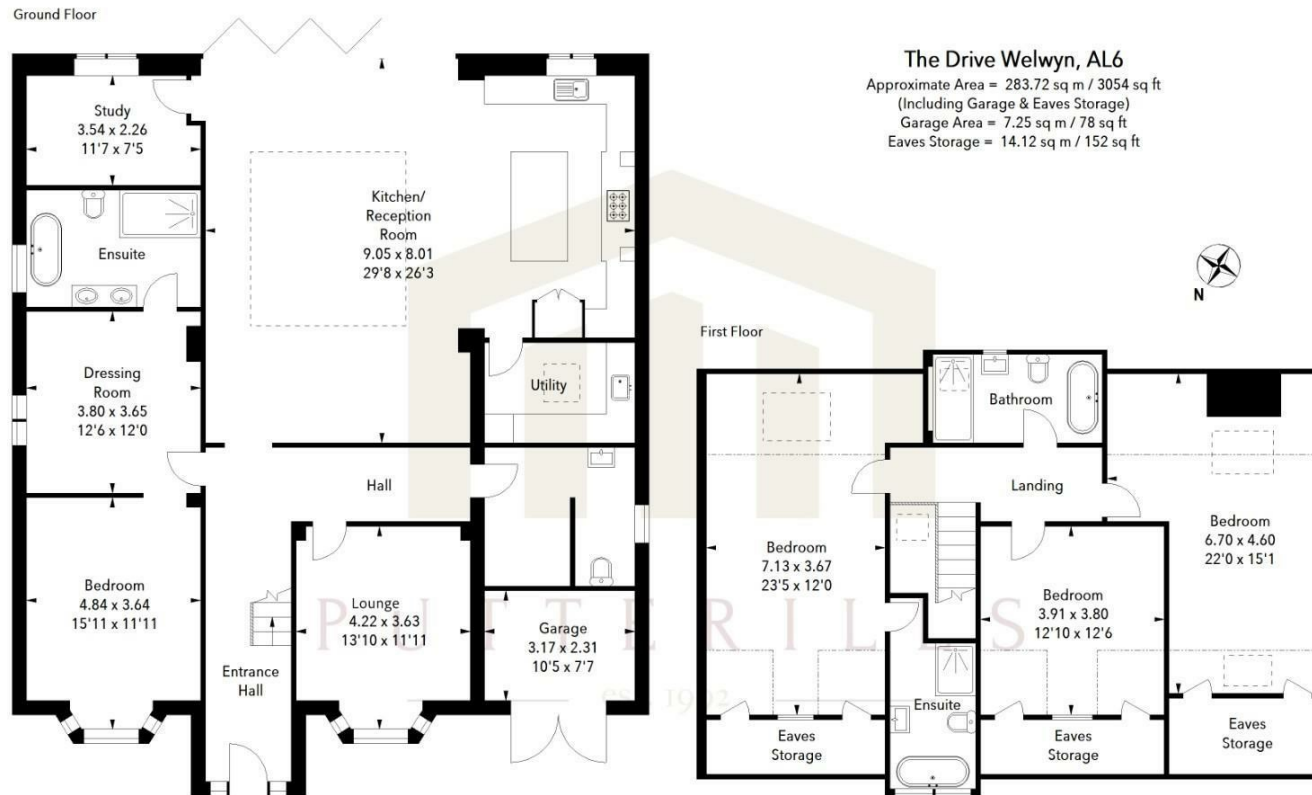
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LOCAL AUTHORITY

Welwyn & Hatfield

TENURE

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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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