



**Woodland Rise, Welwyn Garden City AL8 7LF**  
**Guide Price: £1,000,000**  
**EPC: D**



# PROPERTY SUMMARY

Situated in a highly sought-after west side location, this exceptional four-bedroom detached residence stands out with its blend of charm, character, and boundless potential. This chain-free property is an ideal canvas, ready for you to imprint your personal style and transform it into your dream home.

Located in a serene, prestigious area known for its peaceful streets, proximity to renowned schools, woodland walks and walking distance to the heart of the town centre and train station, this home offers the perfect blend of quiet residential living and convenient access to urban conveniences.

With its prime location, flexible living spaces, and significant potential for personalisation (if you wish), this property is a rare opportunity to secure a forever home in a desirable part of town.

4



1



2



















Total area: approx. 149.5 sq. metres (1609.5 sq. feet)

LOCAL AUTHORITY  
Welwyn Hatfield

TENURE Freehold

COUNCIL TAX BAND  
F

VIEWINGS  
By prior appointment only

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 81  B     |
| 69-80                    | C             |         |           |
| 55-68                    | D             | 64  D   |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

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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