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— est. 1992 —

Birkin Court, Welwyn Garden City, Hertfordshire, AL7 3FA

Guide Price £575,000

# Spacious Four-Bedroom Family Home in Desirable Welwyn Garden City



## Property Summary

Nestled within the highly sought-after Birkin Court in Welwyn Garden City, this exceptional four-bedroom house presents a superb opportunity for families seeking a spacious and contemporary home. This property boasts an impressive 1,278 square feet of meticulously designed accommodation spread over three storeys, ensuring ample space for comfortable family living and entertaining.

Upon entering, you are greeted by a welcoming hallway that leads to the heart of the home. The ground floor features a modern fitted kitchen/breakfast room, a true culinary delight equipped with a range of integrated appliances, offering both functionality and style. This bright and airy space is perfect for casual dining and morning coffees. Adjacent to the kitchen, a convenient ground floor guest WC adds to the practicality of the layout, ideal for visitors.

The main reception area, a generously proportioned sitting room, is a highlight of this property. Designed for relaxation and social gatherings, it benefits from delightful views over the private rear garden, creating a serene backdrop for everyday life. The seamless connection to the outdoor space makes it perfect for indoor-outdoor living during warmer months.

Ascending to the upper floors, the thoughtful layout continues to impress. The first floor typically houses two well-proportioned bedrooms, each offering comfortable dimensions and natural light, alongside one of the two modern bathrooms. This floor provides versatile space, suitable for children's rooms, a home office, or guest accommodation.

The second floor is dedicated to the remaining bedrooms, including the principal bedroom, which offers a peaceful retreat. The property benefits from a total of four spacious bedrooms, ensuring ample private space for every family member. The two contemporary bathrooms, both finished to a high standard, provide convenience and luxury, featuring modern fixtures and fittings.

Externally, the property benefits from a private rear garden, a tranquil oasis perfect for outdoor dining, gardening, or simply unwinding. This low-maintenance space offers a secure environment for children to play and for adults to relax. Furthermore, the property includes an allocated parking space, a valuable asset in this popular residential area, providing convenience and peace of mind.

Birkin Court is ideally situated, offering excellent access to the amenities and transport links of Welwyn Garden City. Residents can enjoy a wide array of shops, restaurants, leisure facilities, and highly regarded schools, all within easy reach. The town's mainline railway station provides fast and frequent services to London King's Cross, making it an ideal location for commuters. The A1(M) is also readily accessible, offering convenient road links to the wider road network.

This modern, three-storey house combines spacious living with contemporary finishes, making it an ideal family home in a sought-after location. Early viewing is highly recommended to fully appreciate the quality and extent of the accommodation on offer.













# Property Information



## Services:

Mains Water, Mains Electricity, Gas and Mains Drainage

## Tenure:

Freehold

## Local Authority:

Welwyn Hatfield

## Maintenance Charges:

There is an annual maintenance charge of around £30.00

## Council Tax:

Band E

## EPC:

Band B (rating 84)

## Directions:

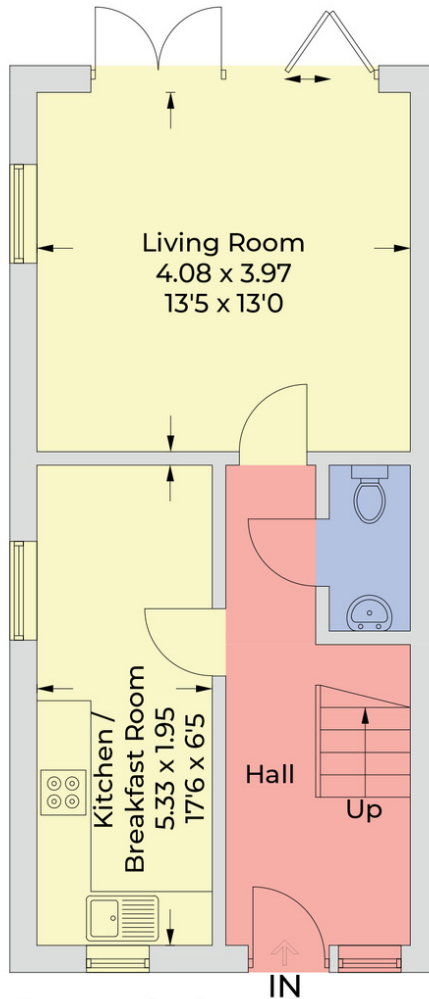
AL7 3FA

## Viewings:

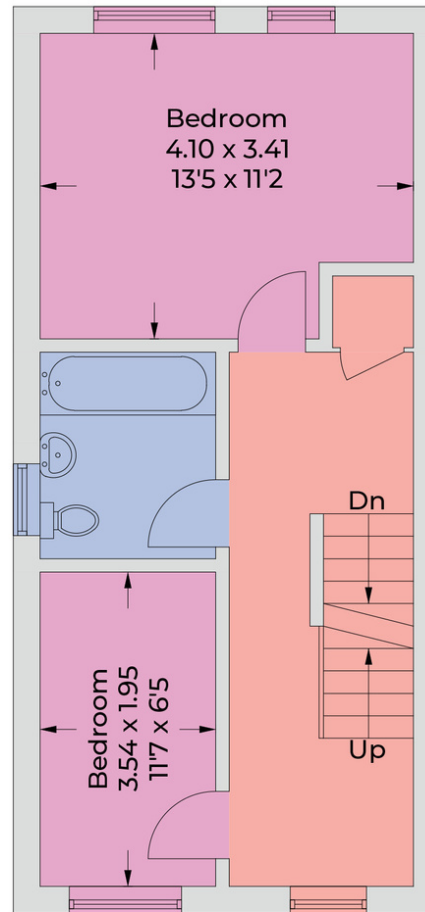
All viewings strictly by appointment via the vendor's agents, Putterills.

**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.

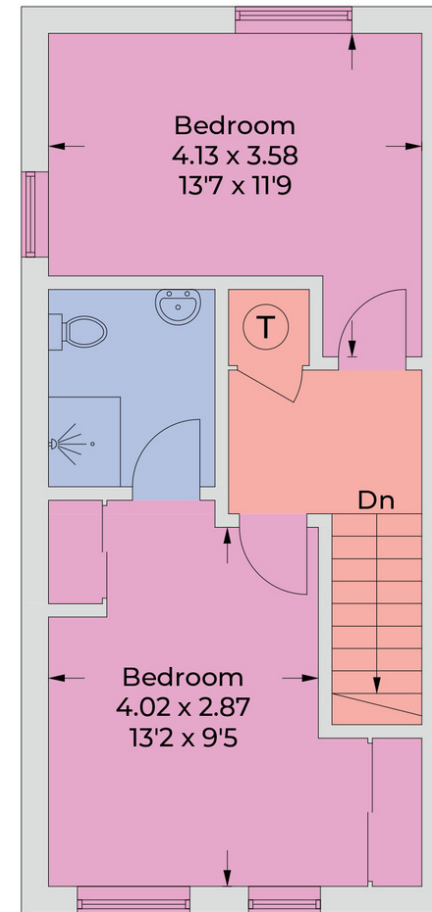
Approximate Gross Internal Area  
 Ground Floor = 40.0 sq m / 430 sq ft  
 First Floor = 39.4 sq m / 424 sq ft  
 Second Floor = 39.4 sq m / 424 sq ft  
 Total = 118.8 sq m / 1,278 sq ft



**Ground Floor**



**First Floor**



**Second Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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