



PUTTERILLS

— est. 1992 —



Parkway, Welwyn Garden City, Hertfordshire, AL8 6JD

Offers In Excess of £650,000

Four-Bedroom Townhouse on Welwyn Garden City's West Side, Moments from the Town Centre

4 
2 
1 

Property Summary

A stylish and well-balanced four-bedroom townhouse located in a prime West Side setting, just a short stroll from the heart of town.

Perfectly positioned on the sought-after West Side of Welwyn Garden City, this spacious family home offers over 1,300 sq ft of accommodation arranged across three thoughtfully planned floors. Set just moments from the vibrant town centre, with its broad mix of independent retailers, national brands, boutique cafés and restaurants, the home offers a perfect balance of lifestyle and location.

The ground floor centres around a bright and generously sized kitchen/dining room, fitted with a comprehensive range of modern base and wall units, integrated washing machine, a built-in Neff electric oven and grill with four-ring gas hob and space for a fridge/freezer. A bay window to the front brings in natural light, while tiled flooring ensures practicality. To the rear, the sitting room offers a peaceful retreat with French doors opening onto the garden, ideal for both everyday living and entertaining. A guest cloakroom completes the ground floor.

Upstairs, four well-proportioned bedrooms are arranged across two upper levels. The Principal Bedroom, located on the first floor, enjoys en suite facilities, while Bedroom Three, also on this level, is served by a stylish family bathroom. On the top floor, Bedroom Two is a generous double, while Bedroom Four provides additional flexibility, ideal for guests, children, or a home office. A guest WC completes this floor. All bedrooms and hallways are carpeted, with tiled flooring to all bathrooms and WCs.

The property enjoys a peaceful rear garden, offering a private space to relax, and also benefits from a garage located in a separate block to the rear with a parking space in front, accessed via Parkway Gardens. The house is slightly set back from the road and discreetly screened by a mature hedge, providing a wonderful sense of privacy and greenery.









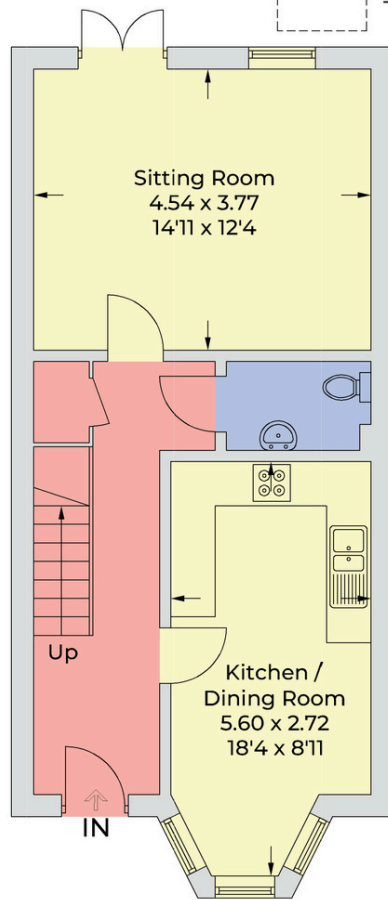




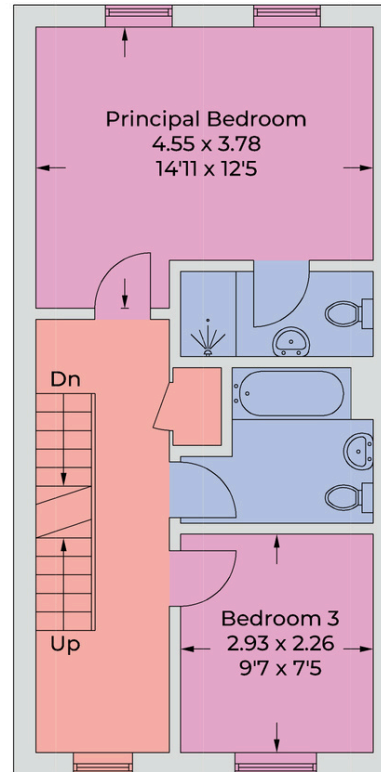


Approximate Gross Internal Area
 Ground Floor = 46.5 sq m / 500 sq ft
 First Floor = 44.6 sq m / 480 sq ft
 Second Floor = 31.2 sq m / 336 sq ft
 Garage = 13.5 sq m / 145 sq ft
 Total = 135.8 sq m / 1,461 sq ft

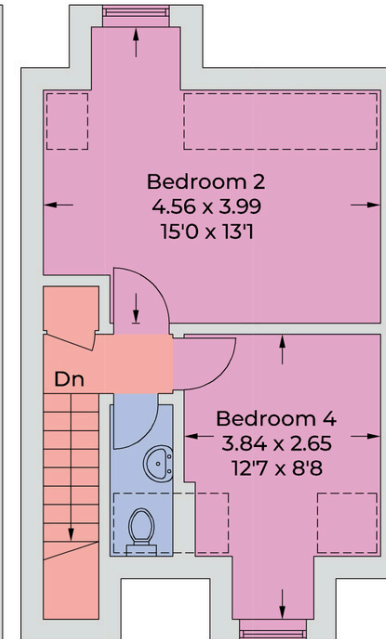
 = Reduced headroom below 1.5m / 5'0



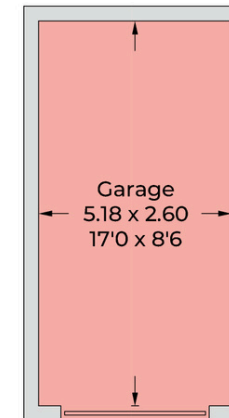
Ground Floor



First Floor



Second Floor



(Not Shown In Actual
Location / Orientation)

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



Services:

Mains Water, Mains Electricity, Gas and Mains Drainage

Tenure:

Freehold

Service Charge:

The annual service charge for 2025 is £442.40

Local Authority:

Welwyn Hatfield

Council Tax:

Band F

EPC:

Band B (rating 81)

Directions:

AL8 6JD

Viewings:

All viewings strictly by appointment via the vendor's sole 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.