



PUTTERILLS

est. 1992



Penn Way, Welwyn Garden City, Hertfordshire, AL7 3EF

Guide Price £475,000

Modern Four-Bedroom Family Home with South-West Facing Garden

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Property Summary

Set within a modern residential development, this contemporary four-bedroom home is thoughtfully arranged across three floors, designed to suit a range of family lifestyles.

The ground floor opens with an entrance lobby leading directly into a well-appointed kitchen/breakfast room, fitted with high-gloss cabinetry, integrated appliances, and ample dining space. A cloakroom is conveniently located off the kitchen. To the rear, a bright sitting room features sliding glazed doors to the garden, drawing in natural light and providing a seamless indoor-outdoor connection.

On the first floor, two generous bedrooms, one currently arranged as a home office, are complemented by a modern family bathroom. The second floor provides an impressive principal suite, with fitted wardrobes and a contemporary shower room, alongside a further bedroom, offering flexibility for guest accommodation.

The south-west facing garden is fully enclosed and low-maintenance, with a paved patio and artificial lawn, perfect for entertaining and family use. Parking is provided via an allocated space, with visitor spaces available nearby.

This modern home is ideally placed for local schools, shops, and transport links into London and surrounding areas, making it a superb option for families and professionals alike.

Service Charge

This property is subject to a service charge contribution covering communal estate maintenance. The current charge for the period 1st July 2025 to 31st December 2025 is £100.46, equating to approximately £200.92 per annum.







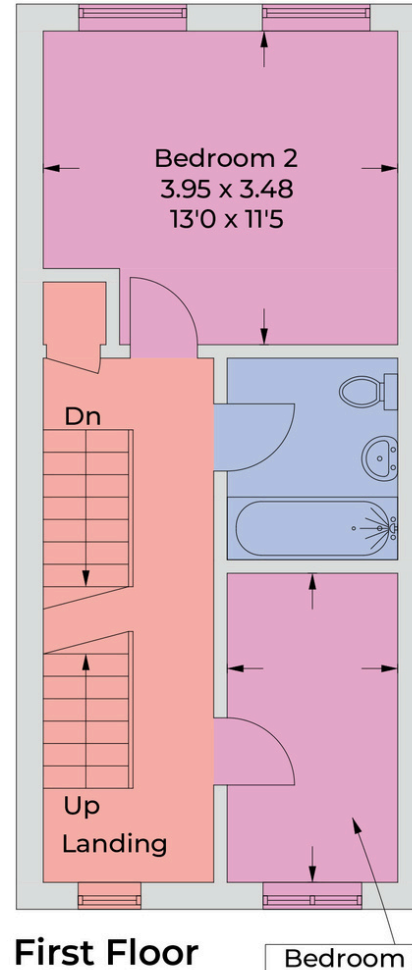
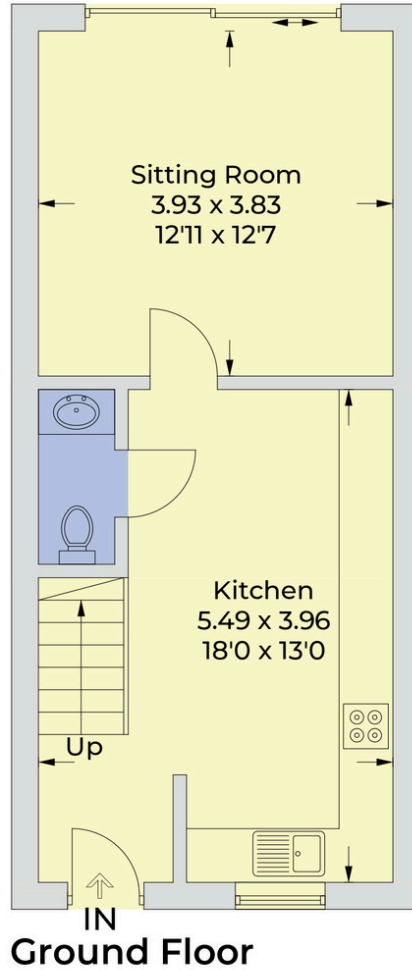








Approximate Gross Internal Area
 Ground Floor = 38.1 sq m / 410 sq ft
 First Floor = 37.5 sq m / 404 sq ft
 Second Floor = 37.5 sq m / 404 sq ft
 Total = 113.1 sq m / 1,218 sq ft



Bedroom 3
 3.43 x 1.90
 11'3 x 6'3

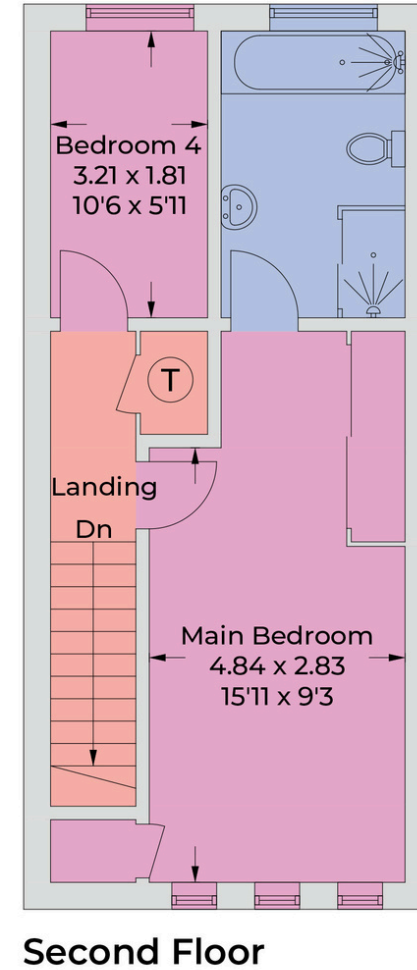


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Property Information



Services:

Mains Water, Mains Electricity, Gas and Mains Drainage

Tenure:

Freehold

Service Charge:

The annual service charge for 2025 is £200.92

Local Authority:

Welwyn Hatfield

Council Tax:

Band E

EPC:

Band B (rating 81)

Directions:

AL7 3EF

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.