



Guide Price £650,000

25, Coltsfoot, Welwyn Garden City, AL7 3HZ

PROPERTY SUMMARY

Situated in a quiet cul-de-sac in the popular Coltsfoot area of Welwyn Garden City, this beautifully presented four-bedroom detached home offers around 1,200 sq ft of versatile accommodation, perfectly suited to modern family living.

The ground floor features two generous reception rooms, including a converted garage providing flexible additional living space, alongside a spacious kitchen with adjoining utility room. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, complemented by a contemporary family bathroom.

Outside, a driveway provides off-street parking for multiple vehicles, while the private, enclosed rear garden offers a peaceful setting with established planting, ideal for relaxing or entertaining. Conveniently located within walking distance of highly regarded schooling and woodland walks, the property also enjoys easy access to Welwyn Garden City town centre and the mainline station, making it an excellent choice for families and commuters alike.

















Coltsfoot, AL7

Approximate Area = 111.29 sq m / 1198 sq ft

Ground Floor

First Floor



Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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LOCAL AUTHORITY
Welwyn Hatfield

TENURE
Freehold

COUNCIL TAX BAND
F

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	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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