



PUTTERILLS

— est. 1992 —



Guide Price £900,000

**Sherrards Mews, Welwyn Garden City,
Hertfordshire, AL8 7AX**

Situated within an exclusive private mews development, this beautifully presented four-bedroom semi-detached family home in Sherrards Mews, Welwyn Garden City, offers an exceptional lifestyle opportunity. Offered to the market chain free, this property combines modern living with a tranquil setting.

The heart of this home is the superb 31ft open-plan kitchen, dining, and family room. Designed for contemporary living and entertaining, this expansive space features a vaulted ceiling and full-width bi-folding doors that seamlessly connect the interior with the stunning south-facing rear garden. This creates an incredible indoor-outdoor flow, perfect for gatherings and family life. The kitchen area is well-appointed, providing ample space for culinary creativity, whilst the dining and family zones offer versatile areas for relaxation and socialising.

Beyond the open-plan living area, the property boasts a spacious dual-aspect living room, providing a more formal yet equally inviting space. A separate study offers an ideal environment for home working or quiet contemplation. Further practicalities are met with a dedicated utility room, a convenient downstairs WC, and an integral garage, ensuring ample storage and functionality.

Upstairs, the accommodation continues to impress with four well-proportioned bedrooms. The principal bedroom is a true sanctuary, benefiting from its own private en-suite bathroom, offering a luxurious retreat. The remaining bedrooms are generously sized, sharing access to a well-appointed family bathroom, ensuring comfort for all residents.

One of the most outstanding features of this property is its exceptional south-facing rear garden. Backing directly onto mature woodland, it provides an unparalleled level of privacy and a picturesque backdrop. The garden has been beautifully landscaped, featuring an extensive patio area perfect for al fresco dining and entertaining, alongside lush lawned sections ideal for children to play. This private oasis truly enhances the appeal of this family home.

Situated within a peaceful cul-de-sac setting, the property also benefits from a driveway providing convenient off-street parking. Its location in Welwyn Garden City is highly desirable, being within easy reach of the vibrant town centre, which offers a comprehensive range of shops, restaurants, and leisure facilities. The mainline station provides excellent commuter links to London, whilst highly regarded schooling options are also close by, making this an ideal location for families. This chain-free offering presents a unique chance to acquire a truly special home.

AGENT NOTE - Please be aware that there is a service charge for the private development of approximately £600 per annum.







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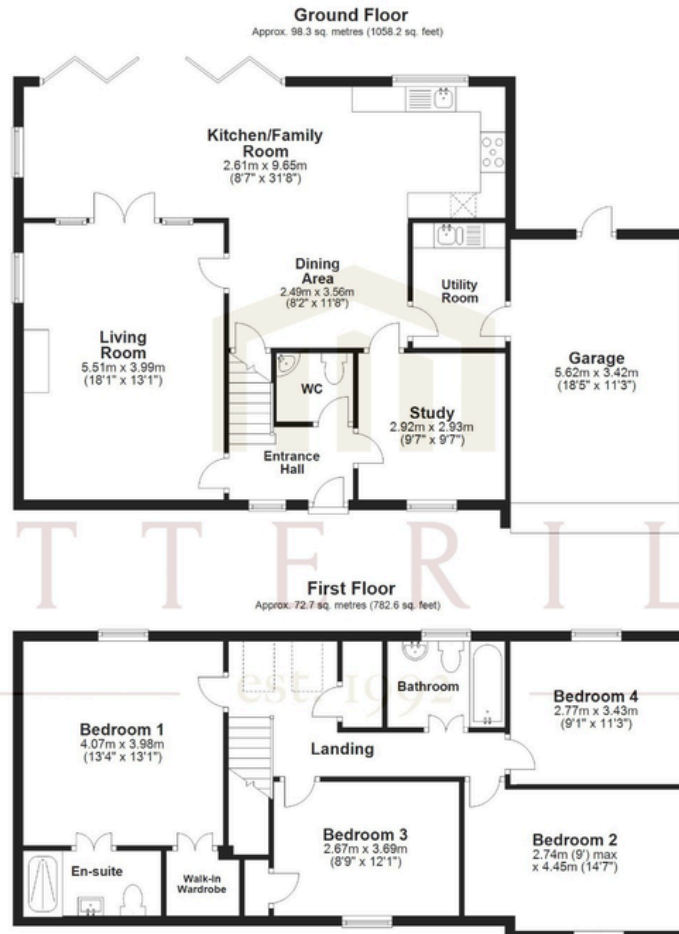


LOCAL AUTHORITY
Welwyn Hatfield

TENURE
Freehold

COUNCIL TAX BAND
G

VIEWINGS
By prior appointment only



Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 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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