

FOR SALE

£700,000 Freehold



# 16 Birch Grove, Welwyn, Hertfordshire, AL6 0QP

- Detached house
- Cul-De-Sac Location
- Four bedrooms
- Converted Garage Office
- Large Patio
- Tiered Garden
- Driveway
- EV Charging Point
- X2 Hard wired network points to each bedroom, living room and study





## PROPERTY DESCRIPTION

Situated in the sought-after Oaklands cul-de-sac, this well-presented four-bedroom detached home offers versatile living space ideal for modern family life. The property is entered via a welcoming hallway which provides space for a dining table, creating a practical and sociable entrance area. The fitted kitchen benefits from a range of integrated appliances, while the spacious lounge to the rear enjoys patio doors opening directly onto the garden, allowing for plenty of natural light and seamless indoor-outdoor living. Further ground floor accommodation includes a convenient downstairs W/C and a converted garage, currently used as an office, offering excellent flexibility for home working, a playroom or additional reception space. To the first floor are four bedrooms, comprising two well-proportioned doubles and two single bedrooms. The family bathroom is fitted with a white suite including a bath with shower over, wash basin and W/C. Externally, the rear garden features a generous patio area leading to a tiered garden, ideal for both entertaining and family use. To the front of the property is a driveway providing off-road parking, along with the added benefit of an electric vehicle charging point. An excellent opportunity to acquire a detached family home in a popular and well-regarded location.





## ROOM DESCRIPTIONS

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### Welcome to Birch Grove

This impressive family home has an entrance hall with access to a w/c and opens up into a spacious dining and entertaining area. A modern fitted kitchen with integrated appliances and the convenience of side access are also a great compliment. A bright and airy lounge with patio doors to the patio and the added benefit of air conditioning, flows through to the converted garage, currently used as a play area and separate office.

To the rear is a large patio area, ideal for relaxing or entertaining, side access round to the front of the property, there is a tiered laid to lawned garden, bordered plant area, and an additional raised area with a shed and trampoline. To the front is a driveway and EV charging point.

### About The Local Area

Welwyn is a quaint village with the river Mimram running through and willow trees lining the banks. Unique timber-framed buildings present Welwyn as a traditional English village but the rich Roman archaeology gives it a clear sense of identity. Despite being located deep in the Hertfordshire countryside, there is plenty to do nearby. For everyday essentials, Tesco Express is only a 4 minute drive away in Welwyn Village. There is also a local post office, butchers, florist, bakery and library, as well as a doctor's surgery and pharmacist. The village is full of traditional English amenities, from country pubs and restaurants to specialist and boutique shops and beautiful churches with plenty history, providing the best features of village life.

### Continued

The Wellington Inn offers delicious and innovative food in a charming rustic setting, alternatively The White Hart – a grade II listed coaching inn. Also nearby is The Waggoners, a refurbished 17th century pub in Ayot Green that serves fine French cuisine in a cosy homely atmosphere. Just outside the village, the Welwyn Roman Baths are a fascinating ancient site, with regular events held throughout the year for all ages to explore. There are many clubs, societies and youth groups to get involved in as well as large playing fields and sporting facilities. The annual Welwyn Festival is hosted for a week in June and fills the village with excitement as the entire community gets involved. There's a range of activities and events, from a street market to a costume parade and a family fun day, all of which aim to raise money for local projects and charities.

### TERMS OF SALE

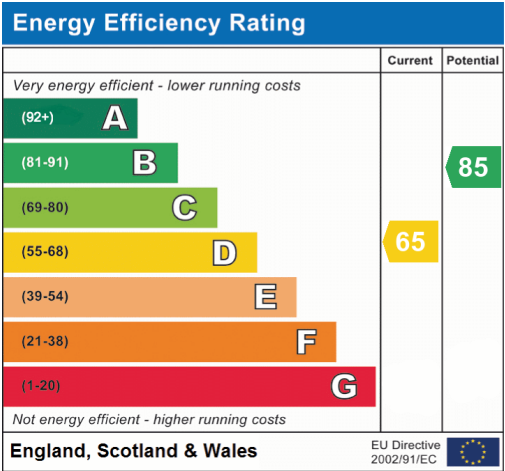
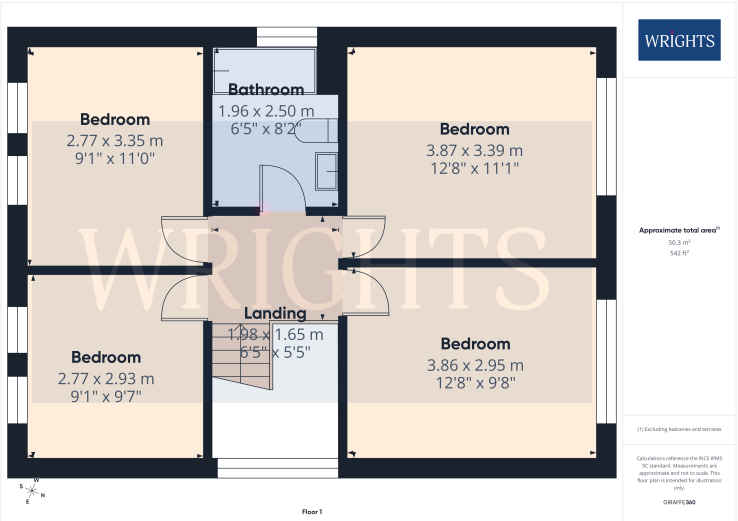
The property is being marketed for an assisted move on behalf of Taylor Wimpey. All offers will be presented to The New Homes Group and will be subject to qualification. All acceptable offers will be subject to an exchange of contracts within 28 days. However this will vary depending on the house builder and time of year. All parties concerned must be aware of this prior to submitting an offer. The homeowners are purchasing a New Build property with an expected completion date of March 2026 however could be subject to change.

### BUYER INFORMATION

In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.



FLOORPLAN & EPC



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