

FOR SALE

Offers Over £700,000 Freehold



# 20 The Shaws, Welwyn Garden City, Hertfordshire, AL7 2HR

- QUIET AND LEAFY CUL-DE-SAC
- LARGE DRIVEWAY AND GARAGE
- SEPARATE UTILITY ROOM
- FOUR BEDROOM DETACHED
- MAIN EN-SUITE
- SEPARATE DRESSING ROOM
- DOWNSTAIRS CLOAKROOM
- LARGE GARDEN
- FOUR BEDROOMS
- SPACIOUS AND VERSATILE ACCOMMODATION



## PROPERTY DESCRIPTION

Discover this one-of-a-kind four-bedroom detached family home nestled in the heart of an exclusive cul-de-sac, perfect for modern family living and remote work. This versatile residence boasts superb accommodation, featuring a spacious separate utility room with ample storage. Step inside to find a show-stopping open-plan kitchen and living area equipped with high-end appliances, designed to be both functional and stylish—ideal for entertaining and daily family life. The garage, currently utilized for storage, adds to the home's practicality. Upstairs, you will find four generously sized bedrooms, including a principal suite complete with a private en-suite and an inviting snug room, perfect for relaxation. A large family bathroom ensures comfort for everyone. Externally, the property offers a large driveway accommodating up to three vehicles and beautifully landscaped gardens, providing a serene outdoor space to enjoy. Situated in the welcoming and friendly community of The Shaws, this home is conveniently located near the A414 and A1M, with the town center and mainline station just a short drive away. For families, renowned schools are easily accessible, and you can enjoy scenic countryside walks right at your doorstep. This exceptional property is a must-see to appreciate the thought and effort put into it. Don't miss your chance to make it your dream home! Energy Rating D.



# ROOM DESCRIPTIONS

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## ABOUT THE SHAW'S

Nestled near the end of a peaceful cul-de-sac, The Shaws is a warm and inviting neighborhood characterized by its blend of exclusive homes and friendly residents. This lovingly maintained property boasts a deep driveway that leads to a welcoming entrance, ensuring privacy and tranquility. As you step into the home, you're greeted by a spacious porch that opens into a bright entrance hall. The heart of the home features a well-appointed kitchen and dining area, perfect for hosting dinner parties or enjoying quiet evenings with loved ones. Adjacent to this space is an expansive utility room, offering ample storage solutions for everyday needs. The garage provides additional storage, enhancing the functionality of the home. A modern downstairs cloakroom adds convenience for guests. Continuing through the entrance hall, you'll find a generous living room bathed in natural light, thanks to a beautiful bay window at the front and a dual-aspect window at the rear. This inviting space overlooks the meticulously landscaped garden, creating a serene backdrop for relaxation and leisure. This home is not just a place to live; it's a cherished retreat that combines comfort with elegance.

## HEAD ON UP

A lovely staircase leads to a spacious landing, allowing for a perfect flow to each bedroom. The principal bedroom is bright and airy, featuring a separate dressing room and an en-suite bathroom for added privacy. A cozy snug room off the principal bedroom, complete with an additional window, provides a tranquil retreat. Bedroom two is a comfortable double room equipped with built-in cupboards for convenient storage. The spacious family bathroom is finished to a high specification, providing both style and functionality. Bedrooms three and four enjoy window aspects overlooking the driveway, allowing natural light to flood in.

## OUTSIDE

Step outside to a completely private rear garden, an ideal sanctuary for children to play and entertain themselves. This serene outdoor space offers peace and seclusion, allowing for carefree enjoyment of the outdoors. The garden features a lovely water feature that adds a soothing ambiance, creating a tranquil atmosphere perfect for relaxation. The lush greenery and well-maintained landscaping provide a picturesque setting, ideal for family gatherings, outdoor dining, or simply unwinding after a long day. This enchanting garden is not only a safe haven for kids but also a beautiful retreat for adults to savor the joys of nature. Enjoy the perfect blend of privacy and beauty in your very own outdoor haven.

## COUNCIL TAX BAND F

£3 310.24

## PARKING ARRANGEMENTS

Large private driveway that can accommodate up to three cars.

## ABOUT PANSHANGER

Panshanger was a large country house located between the outer edge of Hertford and Welwyn Garden City. It was originally owned by Earl Cowper who later became Lord Chancellor of Great Britain. After seven generations, with no heir, the estate was sold and demolished c.1953 Panshanger Park is presently owned by Lafarge. Although Panshanger House was demolished, the orangery, nursery garden wall and stables remain along with a number of other cottages and estate buildings, all of which are listed by English Heritage. Residential housing was established in the area in the seventies. Moneyhole park playing fields and Panshanger woodlands are within walking distance. Local amenities include a small parade of shops including a Doctors surgery, Chemist, Post office, Hair salon, Beauticians. There is also a Morrison's supermarket and petrol station. Buses into town are every half an hour, Monday to Saturday.

## BUYER INFORMATION

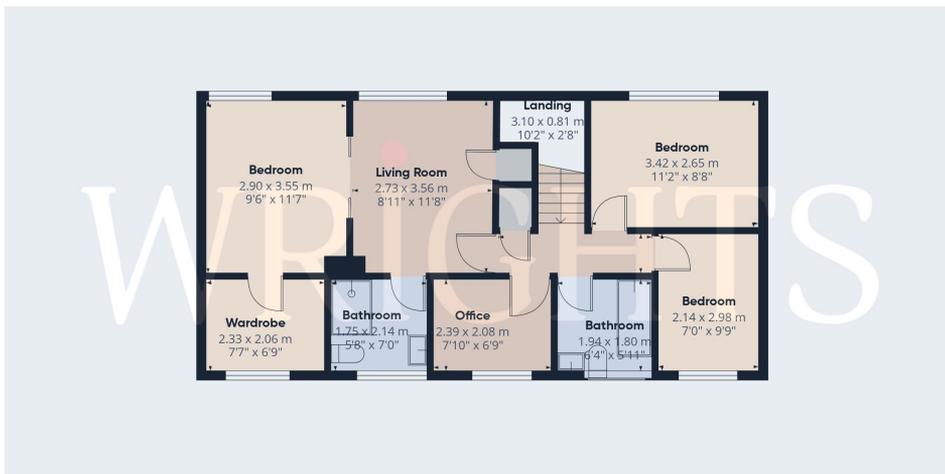
In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. 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



Floor 0



Floor 1



**Approximate total area<sup>m</sup>**  
 126.8 m<sup>2</sup>  
 1366 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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