

28, Hazel Grove

Welwyn Garden City,
Hertfordshire, AL7 2DG

Offers in Excess of **£500,000**

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A well-presented and versatile 4/5-bedroom, three-bathroom family home situated in Hazel Grove within the popular Panshanger development of Welwyn Garden City. The property offers flexible accommodation, including a ground-floor bedroom suite with en-suite, generous living space, a conservatory and a well-equipped kitchen. Outside is an enclosed rear garden with entertaining areas and a generous block-paved driveway with EV charging.

Ground Floor

Entrance Porch

A practical enclosed entrance porch with a decorative glazed front door and frosted side panel providing natural light and privacy. The space offers useful built-in storage cupboards, shelving and ample room for coats, shoes and everyday outdoor essentials, with a further door leading into the main accommodation.

Entrance Hall

A welcoming entrance hall with wood-effect flooring, stairs rising to the first floor and doors leading to the principal ground-floor rooms. An attractive arched opening provides access to the kitchen, while a radiator and ceiling spotlights complete the space.

Living Room

A spacious, well-proportioned living room featuring modern wood-effect flooring and ample space for comfortable seating. A wide front-facing window fills the room with natural light, while glazed double doors open into the conservatory, creating an easy flow between the living spaces. An open aspect to the dining area makes this a versatile and sociable family room.

Dining Area

A bright and well-proportioned dining room with ample space for a six-seater table and additional furniture. A wide front-facing window provides plenty of natural light, while wood-effect flooring continues seamlessly from the adjoining living room. A decorative fireplace recess creates an attractive focal point.

Conservatory

A useful conservatory providing valuable additional living space and currently arranged as a home gym. Large windows and glazed doors create a bright outlook over the rear garden, with direct access onto the covered patio area. The room is finished with practical wood-effect flooring and offers flexibility as a family room, playroom, home office or gym.

Kitchen

A bright, well-appointed kitchen fitted with a comprehensive range of white Shaker-style wall and base units, complemented by contrasting dark work surfaces and tiled flooring. Integrated appliances include an electric oven, induction hob with extractor hood and dishwasher, with further space for a washing machine and tumble dryer. A double sink sits beneath the rear-facing window, while an adjoining utility area provides space for a fridge/freezer and glazed access to the rear garden.

Ground floor Bedroom (garage conversion)

Formerly the garage, this cleverly converted ground-floor bedroom suite offers flexible accommodation with space for a bed, wardrobes and a dedicated study area. Natural light is provided by high-level windows and a skylight, while the adjoining contemporary en-suite shower room makes it ideal for guests, older family members or independent living.







Ensuite

A contemporary ground-floor en-suite comprising a glazed shower enclosure with rainfall and handheld shower fittings, a vanity wash basin and WC. Finished with marble-effect wall tiling, contrasting dark floor tiles, a chrome heated towel rail and an opening window with extractor ventilation.

First Floor

Landing

A carpeted first-floor landing providing access to the bedrooms and family bathroom. The space benefits from a radiator, recessed ceiling lighting and access to the loft.

Bedroom 1

A spacious principal bedroom with ample room for a double bed and a generous range of freestanding furniture. A wide front-facing window allows plenty of natural light, while fitted carpeting, a radiator and an attractive feature wall complete the room.

Ensuite

A stylish en-suite shower room fitted with a walk-in shower featuring a glazed screen, rainfall shower head and contrasting mosaic detailing. The suite also includes a wash basin with drawer storage and a concealed-cistern WC, complemented by white wall tiling, dark tiled flooring and a contemporary heated towel rail. A frosted window provides natural light and privacy.

Bedroom 2

A well-proportioned double bedroom with a wide front-facing window providing plenty of natural light. The room offers space for a double bed and freestanding furniture, including wardrobes and a dressing table, and is finished with fitted carpeting, a radiator and a decorative feature wall.

Bedroom 3

A versatile third bedroom, currently arranged as a home office, with space for a desk and storage furniture. A front-facing window provides natural light, while the room also benefits from a radiator and a useful built-in storage cupboard.

Bedroom 4

A versatile fourth bedroom with a front-facing window providing plenty of natural light. The room is currently arranged as an occasional sitting or hobby space and benefits from fitted carpeting, a radiator and recessed ceiling lighting.

Bathroom

A modern family bathroom fitted with a white three-piece suite comprising a panelled bath with thermostatic shower and glass screen, a wash basin with storage beneath, and a concealed-cistern WC. The room is finished with tiled walls and flooring, a chrome heated towel rail and a frosted window providing natural light and privacy.

Outside

Front Garden

The property is approached via a generous block-paved frontage, providing off-road parking for several vehicles. The low-maintenance frontage also benefits from an electric vehicle charging point and leads to the covered entrance porch and front door.

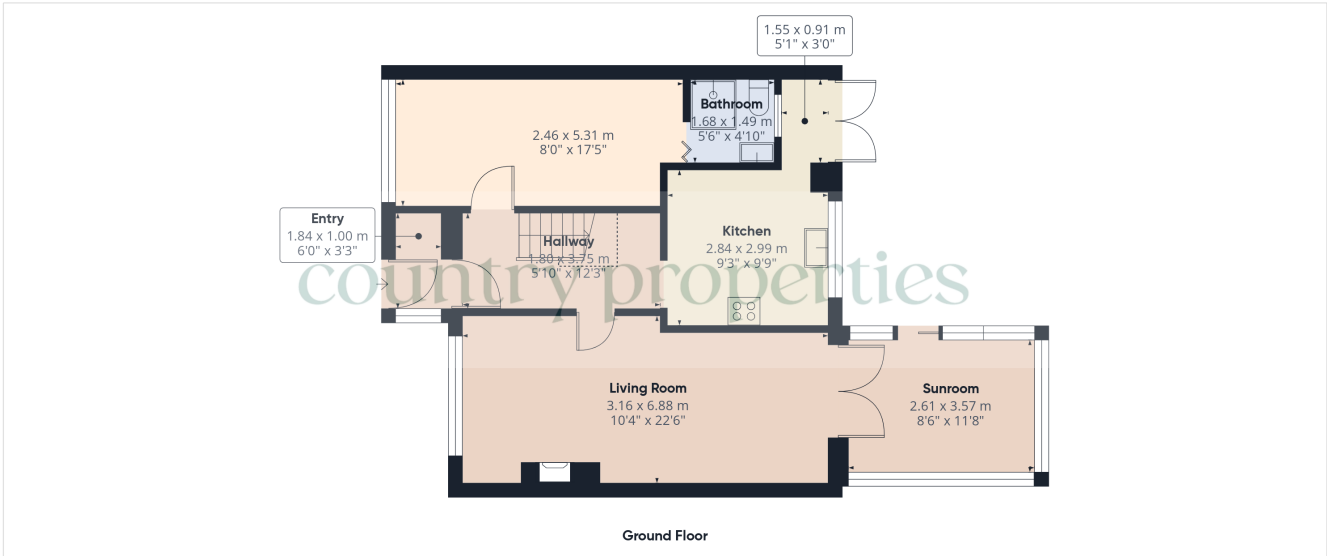
Rear Garden

The enclosed rear garden offers a variety of spaces for relaxing and entertaining, including a covered paved terrace adjoining the house and a further raised decked seating area to the rear. The remainder is laid mainly to lawn, with timber fencing, useful garden storage and direct access from both the conservatory and the main house.

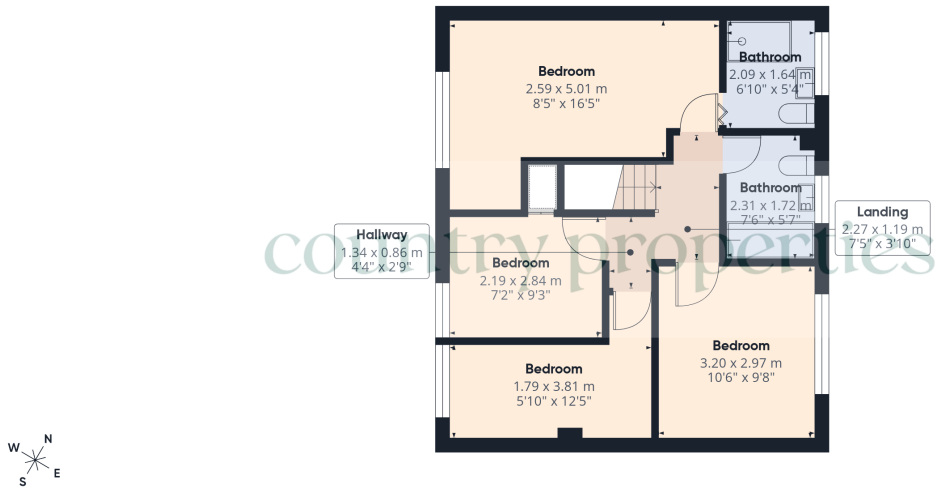








Ground Floor



Floor 1

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Approximate total area(1)

111.4 m²

1201 ft²

Reduced headroom

1 m²

10 ft²

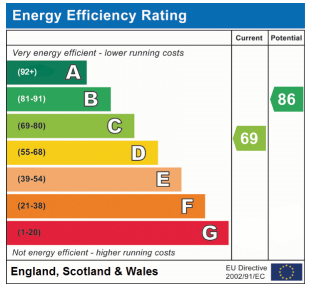
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 3, Bridge Road | AL8 6UN

T: 01707 339146 | E: welwyngc@country-properties.co.uk

www.country-properties.co.uk

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