



Connells

Stirling Way
Welwyn Garden City

Stirling Way Welwyn Garden City AL7 2QA

for sale offers in excess of
£300,000



Property Description

Situated on Stirling Way in the popular Panshanger area of Welwyn Garden City, this two-bedroom freehold house enjoys a peaceful residential position with views across the open fields of the old airfield. Panshanger offers a pleasant balance of green open spaces, established residential surroundings and convenient access to local amenities, making it an appealing location for first-time buyers, couples, families and investors.

The accommodation benefits from an upgraded bathroom with underfloor heating, alongside double glazing and a combi boiler. Outside, the gardens provide space to relax and enjoy the surroundings, while allocated parking is complemented by additional unrestricted parking.

For commuters, the property provides convenient access to the A414, A10 and A1(M), with Welwyn Garden City railway station offering regular services to London and other destinations. The surrounding area combines the benefits of a well-established town with attractive green spaces and a peaceful residential setting.

Viewing is recommended to appreciate the setting, location and potential of this home.



Panshanger is well placed for countryside walks, parks and open spaces, with local shops and amenities at Moors Walk within easy reach. Welwyn Garden City town centre offers a wider selection of shops, cafés, restaurants, leisure facilities and everyday services, while nearby schools and community amenities add to the area's appeal.

Agents Note

This property has an estate management charge of £360 per year.

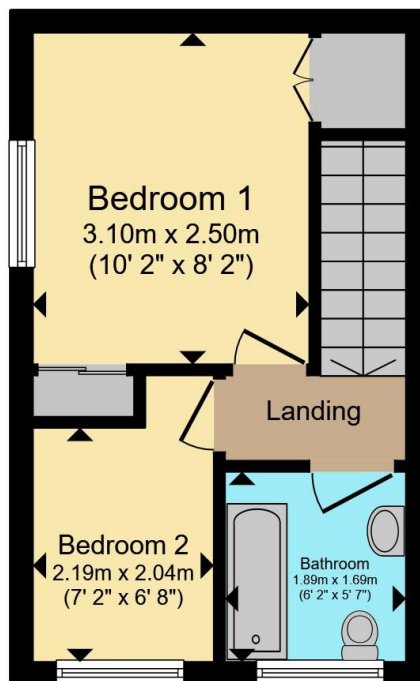
Buyers Note

*Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 40.9 m² (440 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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EPC Rating: C Council Tax
Band: C

view this property online connells.co.uk/Property/WWY307865

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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