



3 Bedrooms



1 Bathroom



2 Reception Rooms



Driveway



South Facing Rear Garden



EPC Band D

**Council Tax**  
**Band: D**

(£2,291.70 Apr 25/Mar 26)

**Local Authority**  
Welwyn & Hatfield Borough  
Council

Agents Note: Permit parking on  
road 9am – 3pm.



**Junction Cottages, Blakemere Road, Welwyn Garden City, AL8 7PH**  
**Guide Price £475,000 Freehold**



## Junction Cottages, Blakemere Road, Welwyn Garden City

A charming, characterful 1860s railway cottage, tucked away in a peaceful spot, within short walking distance to the vibrant town centre.

### Description

The cottage's delightful kitchen benefits from a stylish, patterned tiled floor and a range of integrated appliances, including a dishwasher, refrigerator, freezer, oven and induction hob. A utility area is conveniently located adjacent to the kitchen and the family bathroom is just along from here.

Beyond the kitchen, a delightful lounge with cosy fireplace leads through into a sizeable conservatory with double doors leading to the private, south-west facing garden. The secluded, pretty garden is mainly laid to lawn with a patio, useful storage shed and side access around to the front of the property, where there is off-street, private parking for 1-2 vehicles.

Upstairs, there are three bedrooms, the largest of which is at the rear of the cottage and benefits from floor-ceiling fitted wardrobes across the length of an entire wall.

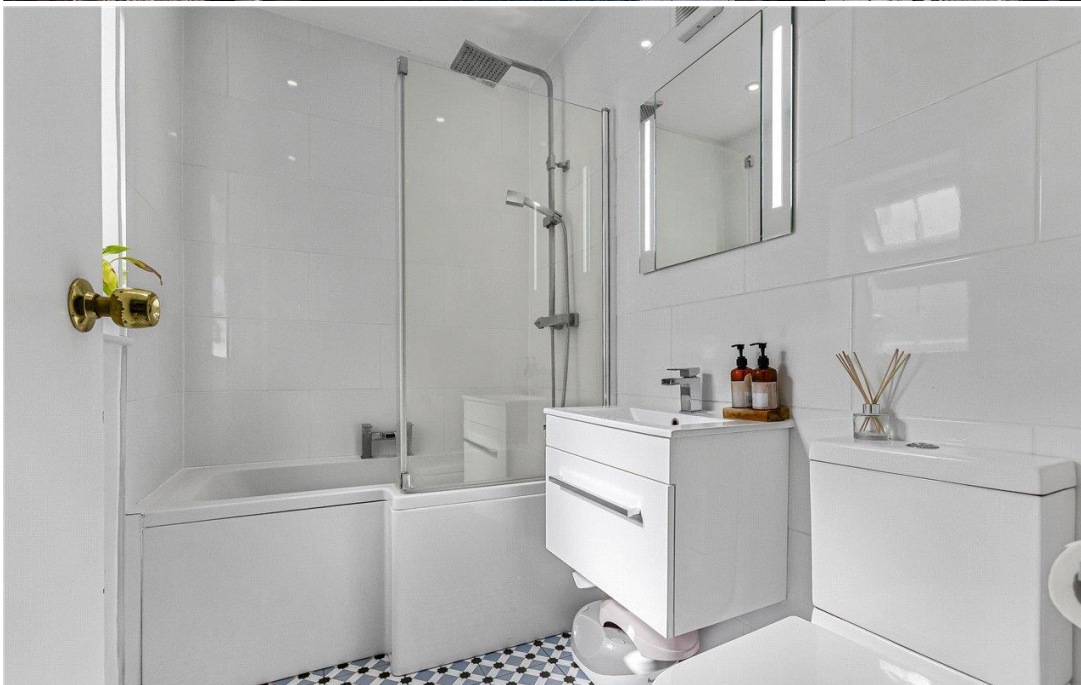
This charming cottage exudes warmth and comfort throughout and is ready to be loved by its next proud owners!

### Location

The property is situated at the end of one of the Garden City's prime residential turnings, surrounded by traditional style Garden City homes and extremely conveniently situated within a short walk of the town centre, which provides an extensive range of amenities including John Lewis, The Howard Shopping Centre and mainline rail services to London. Templewood Primary School is also within easy reach.



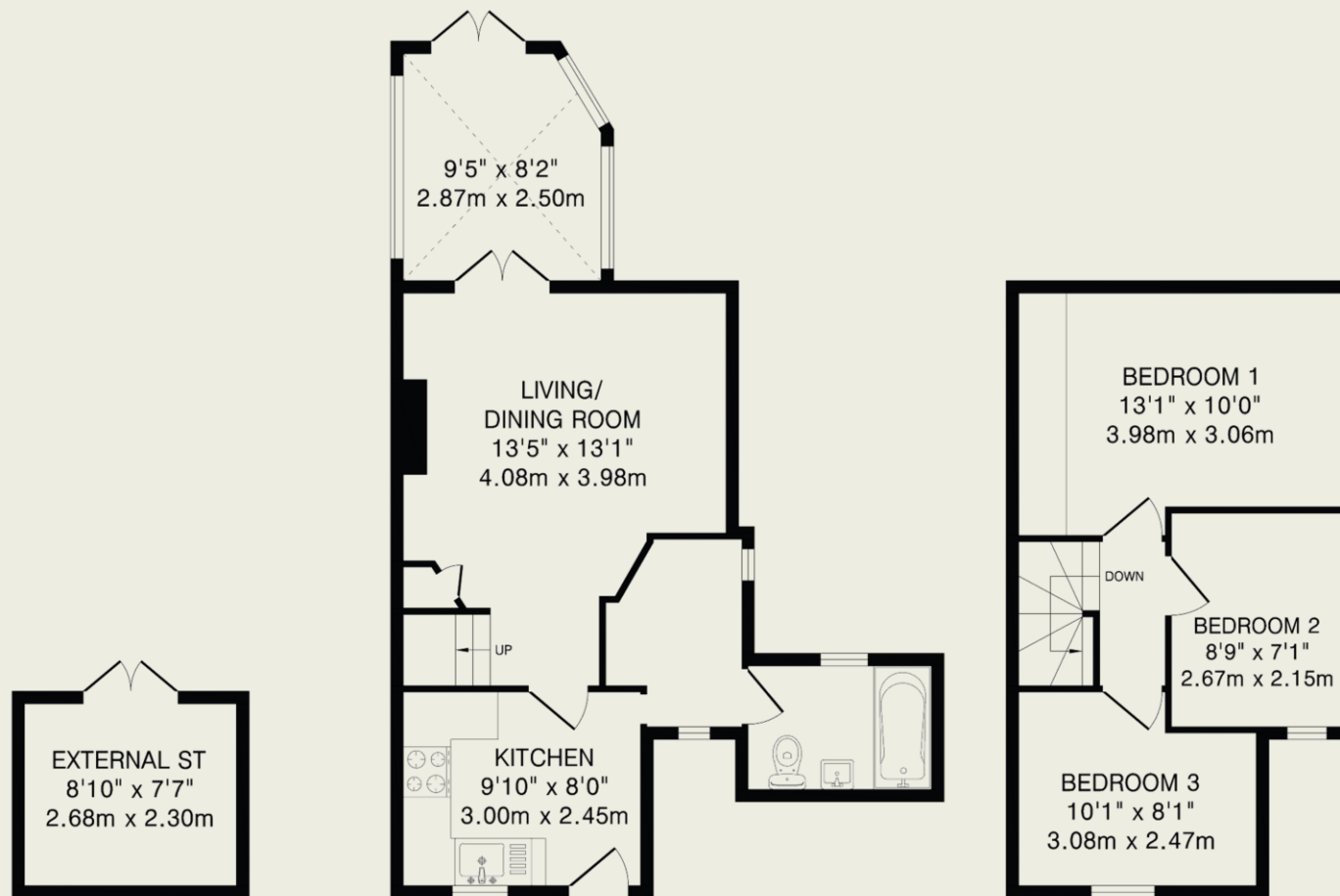




#### Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.





Outbuilding  
66 sq.ft.(6.1 sq.m)approx.

Ground Floor  
429 sq.ft.(39.8 sq.m)approx.

First Floor  
306 sq.ft.(28.3 sq.m)approx.

TOTAL FLOOR AREA: 801 sq.ft.(74.2 sq.m)approx.

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