



4 Bedrooms



2 Bath/Shower Rooms  
1 Cloakroom



1 Reception Room



Detached Double Garage  
with Home Office



Wrap Around Terraced  
Gardens



EPC Band C

**Council Tax**

**Band: G**

£3,776.53 Apr 24/Mar 25.

**Local Authority**

Welwyn & Hatfield Borough  
Council

Private road maintenance  
charge of £125pa.

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**Hornbeams, Firway, Welwyn, AL6 0RD**  
**Guide Price £850,000 Freehold**



## Hornbeams, Firway, Welwyn

This exceptional detached home is perfectly situated in a highly sought-after area of Oaklands. This beautifully designed property offers an ideal blend of modern design and practicality, making it the perfect sanctuary for family living and entertaining. Offered to the market chain-free.

### Description

Located in a private woodland setting, upon entry, you're greeted by a bright and spacious hallway, bathed in natural light from the striking bi-fold doors at the far end, creating a welcoming and open feel. The ground floor is thoughtfully designed with a convenient wc and a staircase leading to the first floor. To your left, a generously sized living room awaits, featuring more bi-fold doors that open directly onto the garden, creating a seamless connection between indoor and outdoor spaces.

On the opposite side, steps lead down to the spacious open-plan kitchen and dining area which provide a perfect social setting for family gatherings and entertaining. With a useful utility room and direct access to the garden, it's ideal for those who enjoy al-fresco dining and effortless indoor-outdoor living, especially during warmer months.

The split level first floor boasts a spacious landing with Juliet balcony, a family bathroom and four impressively sized bedrooms. The principal bedroom is a true retreat, complete with a luxurious en-suite bathroom and built-in wardrobes.

This property also offers the added benefit of a detached double garage with an upper level that has offers a versatile home office/studio, perfect for remote working or a creative space.

The terraced gardens surround the property with a wide composite sun deck adjacent to the living room and level artificial lawns for family fun. A gravelled driveway provides ample parking and access to the garage.

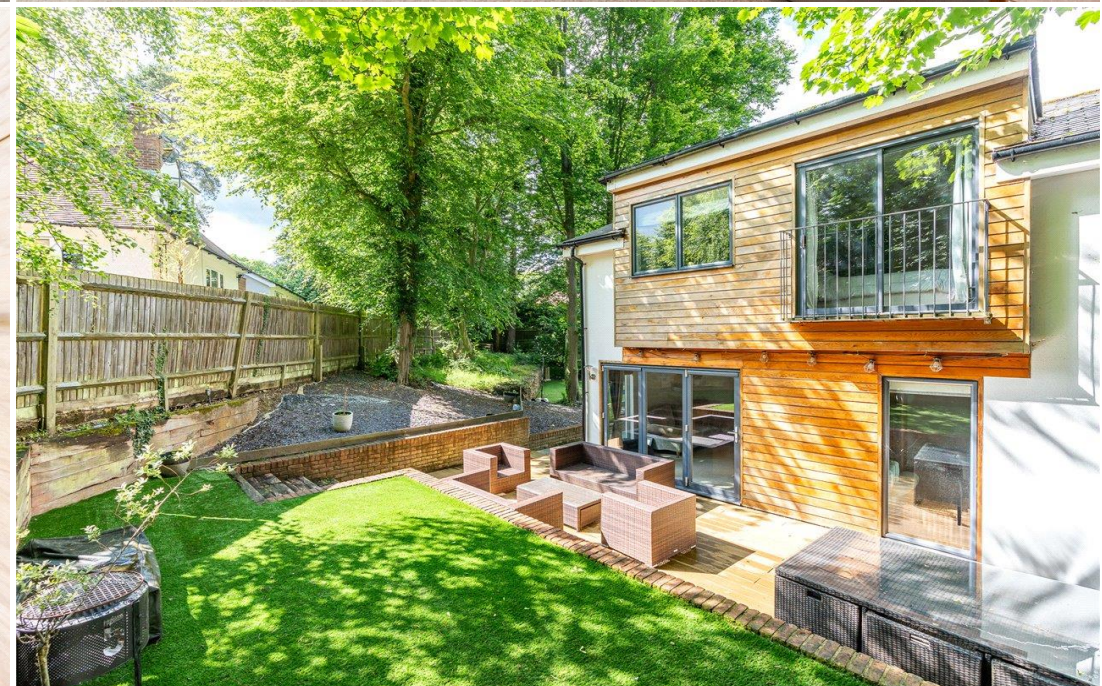
### Location

Firway is a private road just a five minute walk from a parade of shops, Post Office and local schools and within a few minutes' drive of Welwyn Village which offers an excellent range of amenities, including doctors' and dentist surgeries, Tesco Express along with pubs and restaurants offering fine dining.

More extensive facilities are in Welwyn Garden City which is approximately four miles away. Welwyn North station and also Knebworth station are only a short drive and offer a fast and frequent service into Kings Cross, taking from just 20 minutes, whilst junction 6 of the of the A1(M) is within two miles.







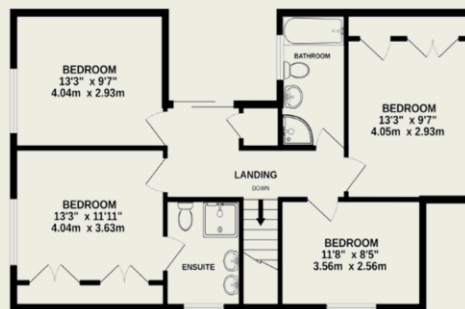
**Important Information**

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.

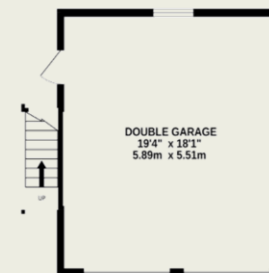




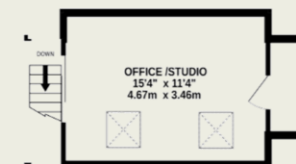
GROUND FLOOR  
746 sq. ft. (69.3 sq. m.) approx.



1ST FLOOR  
762 sq. ft. (70.8 sq. m.) approx.



OUTBUILDING GROUND FLOOR  
349 sq. ft. (32.4 sq. m.) approx.



OUTBUILDING 1ST FLOOR  
203 sq. ft. (18.9 sq. m.) approx.

TOTAL FLOOR AREA : 2060 sq.ft. (191.4 sq.m.) approx.

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