



**Connells**

Elsons Mews  
Welwyn Garden City



### Property Description

We are delighted to present this well proportioned four bedroom townhouse, ideally located in the sought-after Panshanger area.

Arranged over three floors, the property offers flexible and spacious accommodation, making it an ideal family home. The ground floor comprises a welcoming entrance hall, a convenient downstairs cloakroom and a modern kitchen positioned across the rear of the property, providing a great space for family living and entertaining. The former integral garage has been converted to create an additional reception room, ideal for use as a home office, playroom or snug.

To the first floor, the property features a generous and bright principal bedroom complete with en-suite shower room, offering a private and comfortable retreat. There is also additional living space on this level, providing further versatility.

The second floor hosts three further well proportioned bedrooms along with a family bathroom, making it ideal for growing families.

Externally, the property benefits from off-road parking to the front and is conveniently located close to a range of local amenities, schools and transport links.

Situated within Panshanger, the property offers easy access to Welwyn Garden City town centre, local shops and highly regarded schooling, making it a fantastic choice for families.



### **Kitchen**

15' 3" x 10' 1" ( 4.65m x 3.07m )

### **Utility Room**

7' 11" x 4' 1" ( 2.41m x 1.24m )

### **Study**

12' 8" x 7' 10" ( 3.86m x 2.39m )

### **Lounge**

17' x 15' 3" ( 5.18m x 4.65m )

### **Bedroom 1**

10' 4" x 8' ( 3.15m x 2.44m )

### **En-Suite**

7' x 5' 11" ( 2.13m x 1.80m )

### **Bedroom 2**

15' 3" x 10' 4" ( 4.65m x 3.15m )

### **Bathroom**

8' 3" x 6' 5" ( 2.51m x 1.96m )

### **Bedroom 3**

10' 4" x 8' 3" ( 3.15m x 2.51m )

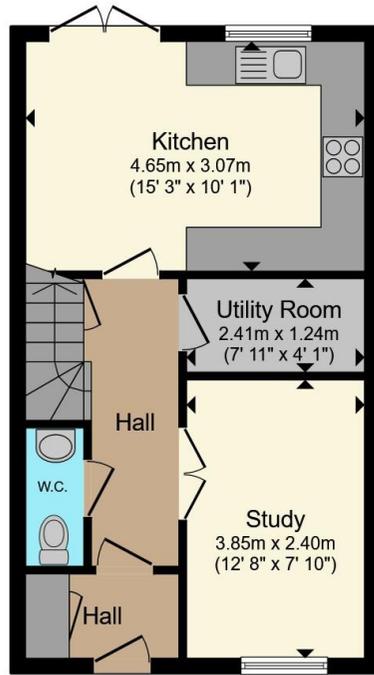
### **Bedroom 4**

7' 7" x 6' 9" ( 2.31m x 2.06m )

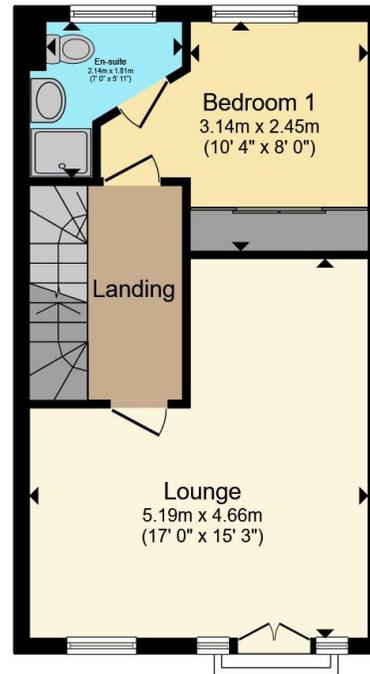




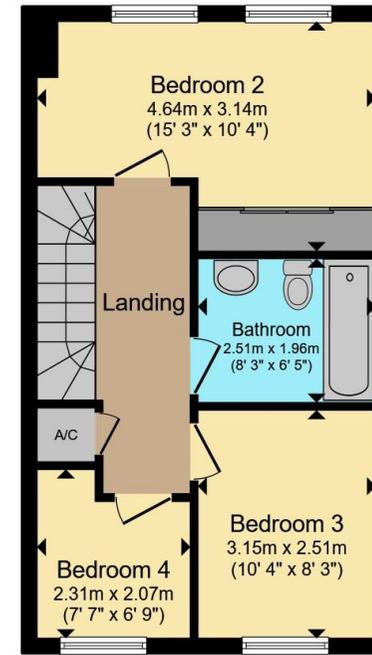




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 117.8 m<sup>2</sup> (1,268 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](http://www.propertybox.io)

**Connells**

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EPC Rating: C Council Tax  
Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/WWY307533](http://connells.co.uk/Property/WWY307533)**



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