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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

GOLDEN DELL  
WELWYN GARDEN CITY  
AL7 4EE

Offers Over £400,000

EPC Rating: C Council Tax Band:



# All The Ingredients Needed For A Fabulous Lifestyle

This extended three-bedroom family home offers a delightful blend of comfort and modern living. With stunning views over open fields, this property is perfect for those seeking a peaceful retreat while still enjoying convenient access to local amenities.

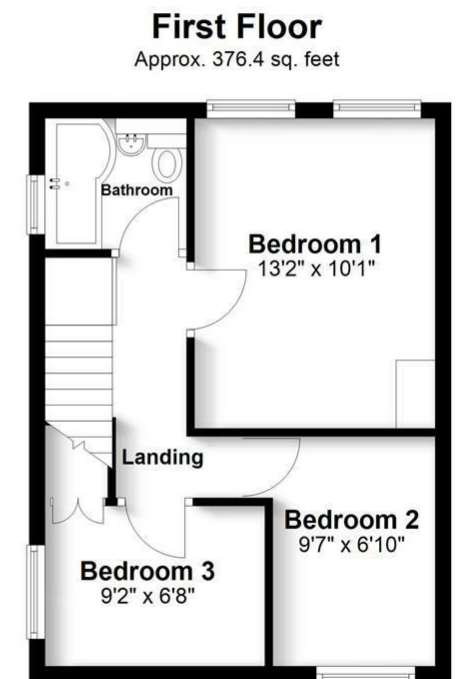
Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge, ideal for relaxation and family gatherings. The heart of the home is undoubtedly the extended kitchen dining room, featuring bi-fold doors that seamlessly connect the indoor space with the outdoor patio. This design not only enhances the natural light but also provides a perfect setting for entertaining guests or enjoying family meals while taking in the picturesque views.

The first floor boasts a modern bathroom, thoughtfully designed to cater to the needs of a busy family. The three well-proportioned bedrooms offer ample space for rest and personalisation, making it easy to create a comfortable living environment.

Outside, the property features off-street parking at the front, ensuring convenience for residents and visitors alike. The rear garden is a true highlight, with a level lawn and patio area that invites outdoor activities and relaxation. Additionally, a workshop provides extra storage or a creative space for hobbies.

Situated on the southern edge of Welwyn Garden City, this home benefits from easy access to the A414 and A1, making commuting a breeze. With its blend of modern amenities and serene surroundings, this property is an excellent opportunity for families looking to settle in a vibrant community.

Agents Note: The fields to the rear have planning for residential properties to be built on in the coming years.



**Total area: approx. 880.7 sq. feet**  
Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

# Perfect Fusion of Location And Way of Living



## Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

## Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



## Specialists in Bespoke Properties

- Extended End Terrace House
- Three Bedrooms
- Sitting Room
- Kitchen/Family Room
- Modern Bathroom
- Garden & Wonderful Views
- Council Tax Band 'C'
- EPC Band 'C'

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	85
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



