



Immaculate 4 bedroom detached house bordering Mardley Heath nature reserve

21 Mardley Dell, Oaklands, Welwyn, AL6 0UR



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This attractive detached family house with tudor style elevations was constructed by renowned local builders 'Court Homes' in 1987 & is situated in a highly regarded private cul de sac. The property is close to local shops & transport links with a delightful situation bordering Mardley Heath nature reserve. The accommodation benefits from gas heating to radiators & double glazing throughout & comprises entrance hall, 3 reception rooms, kitchen/breakfast room, utility room, cloakroom & conservatory. There are 4 first floor bedrooms with en-suite shower room to master bedroom & additional family bathroom. Outside there are delightful front & rear gardens, detached double garage & driveway parking for several vehicles.

The desirable residential area of Oaklands is situated just north east of Welwyn village & enjoys some wonderful borders onto woodland & access to fine country walks. The neighbourhood has a junior/mixed infant school and a parade of shops that cater for daily needs. These include a sub post office, general convenience store, flower shop, chip shop & butcher.

Just over a mile away is the truly picturesque village of Welwyn which is steeped in history & located on the banks of the river Mimram. Some great pubs & good restaurants can be found here, along with historic cottages, a hidden manor house, ancient ford, the Old Roman Baths & an independent baker.

Welwyn Garden City is approximately 4 miles south & has a number of leisure facilities, large shopping centre, Debenhams & a John Lewis department store.

There are excellent rail links in the nearby villages of Knebworth & Digswell (Welwyn North) which are approximately 5 minutes by car.

Price £849,950 Freehold



Proximity

The following times and distances are approximate as a guide only: London Kings Cross (32 minutes via rail link at Knebworth) -- Hertford (The county town) 6.8 miles -- St Albans just over 14 miles -- M25 14 Miles -- Luton airport just over 14 miles -- Stansted airport (27 miles) -- A1M Junction (6) approx 1 mile -- Heathrow airport (37 miles).

The accommodation is arranged as follows:

Canopy style entrance porch to:

Entrance hall 18'6 x 5'10 (5.64m x 1.78m)

A good size welcoming approach to the accommodation with telephone point, coving to ceiling, TV aerial socket, useful cloaks cupboard with hanging rail, radiator and doors to:

Sitting room 22'3 x 13' (6.78m x 3.96m)

This bright dual aspect room has a window to the front and french doors to the rear opening to the conservatory. There is coving to ceiling, 2 radiators, TV aerial socket and attractive limestone fireplace with pebble effect gas fire.

Conservatory 13'2 x 13'2 (4.01m x 4.01m)

A lovely addition to the property of UPVC and brick construction with ceramic floor tiles, underfloor heating and french doors opening to the rear garden.

Dining room 13' x 12'4 (3.96m x 3.76m)

This well proportioned room has a window to the front, coving to ceiling, radiator and door to:

Study 8'3 x 7'1 (2.51m x 2.16m)

Window to front, radiator and telephone point.

Kitchen/breakfast room 12'4 x 13 (3.76m x 3.96m)

Fitted with a range of cream wall and base units with granite effect working surfaces above and stainless steel 1½ bowl sink with chrome mixer tap. Appliances include split level double oven, 4 ring gas hob and extractor fan above together with space for dishwasher and fridge/freezer. There are ceramic floor tiles, a water softener, window to rear, TV aerial socket, radiator and door to:

Utility room 8'11 x 7' (2.72m x 2.13m)

Again fitted with cream wall and base units with additional full height cupboard, oak effect working surfaces above, tiled splashback and stainless steel single drainer sink with chrome mixer tap. There is space and plumbing for a washing machine and tumble dryer, wall mounted Worcester gas boiler providing for heating and domestic hot water, ceramic floor tiles, hatch to loft style storage, window to rear and ½ glazed door to rear garden.



Cloakroom

Fitted with a neutral coloured suite comprising low level WC and pedestal wash handbasin with chrome mixer tap. There are ½ tiled walls, radiator and opaque window to the rear.

STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR

Landing

½ landing with window to rear leading to landing with hatch to part boarded with pull down ladder and lighting, radiator and doors to:

Bedroom 1 14'7 x 13' (4.45m x 3.96m)

A bright and airy double room with a range of fitted wardrobes and matching dressing table together with a further built in cupboard. There is a window to the front, radiator inset ceiling spotlights and door to:

En-suite shower room

Fitted with a modern white suite comprising shower cubicle with glass door and wall mounted chrome shower, 2 wall mounted wash handbasins with chrome lever style mixer taps inset into white gloss vanity unit and low level dual flush WC. There is a chrome wall mounted ladder style heated towel rail, ½ tiled walls, ceramic floor tiles, inset ceiling spotlights and opaque window to rear.

Bedroom 2 11'3 x 9'3 (3.43m x 2.82m)

With fitted wardrobes and bedside drawers, radiator and window to the rear.

Bedroom 3 12'8 x 9'6 (3.86m x 2.90m)

Again with fitted wardrobes and a matching dressing table, dormer window to the front and radiator.

Bedroom 4 9'5 x 8'11 (2.87m x 2.72m)

Dormer window to front and radiator.

Bathroom 7'5 x 7' (2.26m x 2.13m)

Fitted with a modern white suite comprising bath with glass shower screen, wall mounted chrome taps and chrome wall mounted shower, wall mounted wash handbasin with chrome lever style mixer tap and low level dual flush WC. There is a chrome wall mounted ladder style heated towel rail, fully tiled walls, ceramic floor tiles, inset ceiling spotlights and opaque window to rear.

Outside



Rear garden

A lovely well stocked, secluded rear garden with gate to rear, opening to Mardley Heath nature reserve. There is a paved patio, lawn, shaped borders planted with an array of evergreen shrubs and climbers. The garden is bound by timber fencing and there is an outside tap, security lighting, timber garden shed and gated access both sides of the property to the front garden.

Front garden

Mainly laid to lawn with paved pathway and flower beds planted with mature Hydrangeas and Winter Jasmine.

Garage & driveway parking

This double detached garage has 2 electric roller doors and a personal door to the side. There is light and power, racking for storage and additional eaves storage. There is also a private driveway affording parking for several vehicles.

Viewing information

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