



A detached property refurbished in a contemporary style

17 The Brambles, Oaklands, Welwyn, AL6 0PG





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This refurbished detached house, built in the 1980's, is situated in a cul-de-sac location in the popular Oaklands area of Welwyn within easy reach of the local shopping parade and the excellent JMI School. The property features gas heating; partly to radiators, partly to underfloor heating, double glazing, and contemporary styling. The accommodation comprises entrance hall, WC, lounge with fireplace, modern kitchen diner, playroom/snug, first floor landing, three bedrooms (one currently in use as a dressing room) and a re-fitted bathroom. Outside there is an attractive terraced rear garden and a driveway to the front providing off road parking.

The desirable residential area of Mardley Heath 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 £495,000 Freehold



### Proximity

The area has excellent road and rail links in the nearby villages of Knebworth & Digswell which are approximately a 5 minutes car journey away.

London Kings Cross (Journey time approx 30 minutes).

Welwyn Village just over 1 mile

Welwyn Garden City 4 miles

Hertford (The county town) 6.8 miles

St Albans just over 12 miles

M25 14 Miles

Luton airport is just over 12 miles

A1M Junction (6) is less than a mile away

Stanstead airport (27 miles approx 45 mins)

Heathrow airport (37 miles approx 45 mins)

### The accommodation comprises as follows:

#### Entrance Hall 6'3 x 4'4 (1.91m x 1.32m)

A part glazed UPVC door with external light opens to the welcoming entrance hall that has ceramic tiled floor with under-floor heating, ceiling lights and doors to downstairs accommodation including door to:

#### Cloakroom 4'1 x 4'1 (1.24m x 1.24m)

Fitted with a contemporary white suite with curved vanity cupboard that houses a sink with chrome mixer tap, has a large mirror over, and has a coordinating low level WC with concealed flush. The cloakroom has a ceiling light and frosted window to the side.

#### Lounge 15'9 x 15'1 (4.80m x 4.60m)

Approached via a half glazed door from the entrance hall, this well presented room has ceramic tiling to the floor with the luxury of under-floor heating. There is a box window to the front, inset ceiling spotlights, and a fireplace with contemporary surround, gas coal affect fire and mirrored chimney-breast. A part dividing wall between the lounge and the dining area provides a TV aerial point, and there is a recess with turning staircase to the first floor with a deep storage cupboard beneath.





**Kitchen Dining Room 22'4 x 10'2 (6.81m x 3.10m)**

This wonderful family space has been fitted with a contemporary white "Wren" kitchen that has white gloss fronted units, some with brushed stainless steel handles, some with push opening facility. The large range of wall and base units, together with co-ordinating central island breakfast bar, provide cupboards and drawers offering excellent storage space. There is a 4 ring ceramic hob with Neff stainless steel extractor over, an integral Bosch self cleaning electric oven, Bosch microwave, a wine cooler, integral fridge, freezer, dishwasher and washer dryer. In contrast to the white units, dark quartz work surfaces provide a dramatic contrast and incorporate a sink with mixer tap set under a window to the rear. There is space for a table and chairs and a breakfast bar at one end of the kitchen island. Further light is provided by a second window to the rear, double doors opening to the rear garden, and integrated ceiling spotlights. Once again the floor is ceramic tiled with under floor heating.

**Playroom/ Study/ Bedroom 4 15'9 x 7'6 (4.80m x 2.29m)**

Recently converted from the garage space, this versatile room is currently in use as a playroom, but could serve equally as well as a study, snug or fourth bedroom. There is a hatch to loft space, window to the front, under floor heating, inset ceiling lights, frosted window to cloakroom and door to the entrance hall.

**Staircase from the lounge leading to first floor****Landing 9'10 x 7'08 NT 4'11 (3.00m x 2.34m NT 1.50m)**

A spacious landing with doors to bedrooms and bathroom, and a hatch to the lit and boarded loft where the gas fired Combi boiler is housed.

**Bedroom 1 13'5 x 10'10 (4.09m x 3.30m)**

The main bedroom has attractive opaque glass fronted wardrobes, a window to the rear, TV point, inset ceiling spotlights and a radiator. Currently accessed via the dressing room that was originally bedroom 2, the main bedroom was originally accessed via a doorway from the landing, and this arrangement could be reinstated by the new owner if so desired.



**Bedroom 2/ Dressing Room 12'6 x 8'8 (3.81m x 2.64m)**

Currently in use as a dressing room providing more opaque glass fronted wardrobes spanning the entire length of one wall.

Opposite there is a dressing table area with built in drawers either side and over head cupboard space, light and mirror.

There is a radiator and inset ceiling spotlights. Please note that the measurement of 8' in this room is wall to wall, to the front of the wardrobes the room measure 6'01.

**Bedroom 3 8' x 7'10 (2.44m x 2.39m)**

The third bedroom has a window to the front, TV point, radiator and inset ceiling spotlights.

**Bathroom 5'5 x 10'7 (1.65m x 3.23m)**

This recently refitted bathroom has ceramic tiled flooring and a contemporary white suite that includes panelled bath with mixer tap, wall mounted vanity unit with cupboards and drawers with sink and mirror over, low level WC with concealed cistern and large shower with Axor chrome shower. The walls are tiled in white ceramic with feature iridescent mosaic tiling, there are inset ceiling spotlights, a chrome towel rail radiator, extractor fan, and a window to the rear.

**Outside****Rear Garden**

40 x 25'06

The garden has recently been landscaped into terraces with attractive patio areas providing space for outside dining, and retaining low level walls with feature lighting. There are steps up to a grassed area with trees and a shed, and there is an exterior tap.

**Front Garden**

To the front of the property there is hard standing for ease of maintenance and to provide off road parking for at least 3 cars.

**Viewing Information**

BY APPOINTMENT ONLY THROUGH PUTTERILLS OF HERTFORDSHIRE, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.









# Energy Performance Certificate



17, The Brambles, WELWYN, AL6 0PG

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 04 March 2017  
**Date of certificate:** 07 March 2017

**Reference number:** 8623-6127-4270-7634-2902  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 95 m<sup>2</sup>

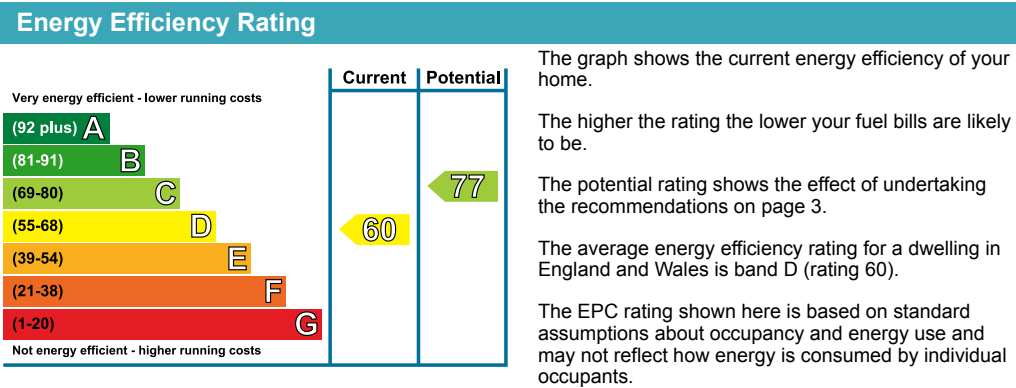
## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,156</b>
<b>Over 3 years you could save</b>	<b>£ 654</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 369 over 3 years	£ 186 over 3 years	
Heating	£ 2,451 over 3 years	£ 2,091 over 3 years	
Hot Water	£ 336 over 3 years	£ 225 over 3 years	
<b>Totals</b>	<b>£ 3,156</b>	<b>£ 2,502</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 93	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 186	✓
3 Low energy lighting for all fixed outlets	£125	£ 150	

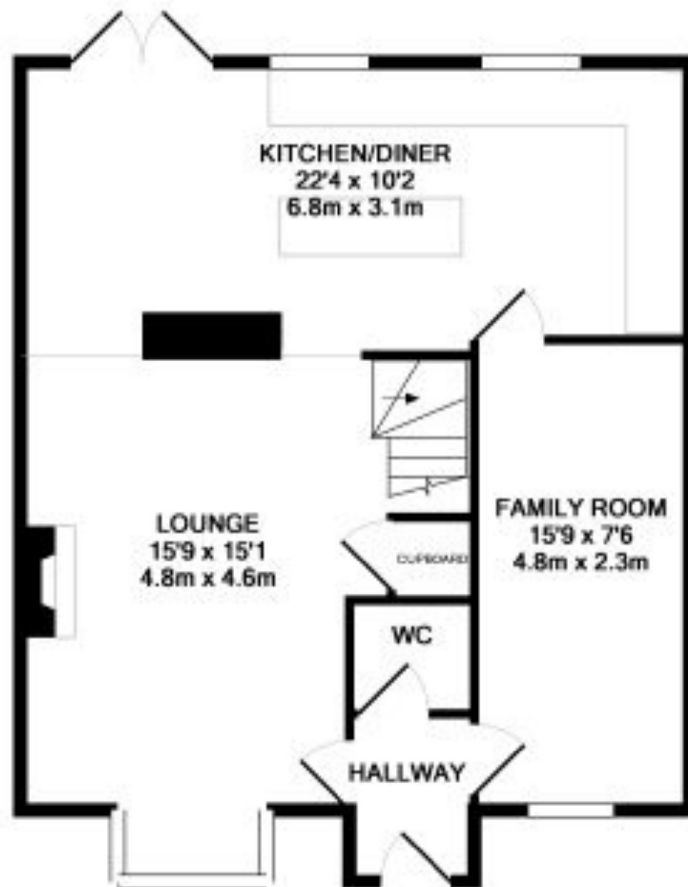
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

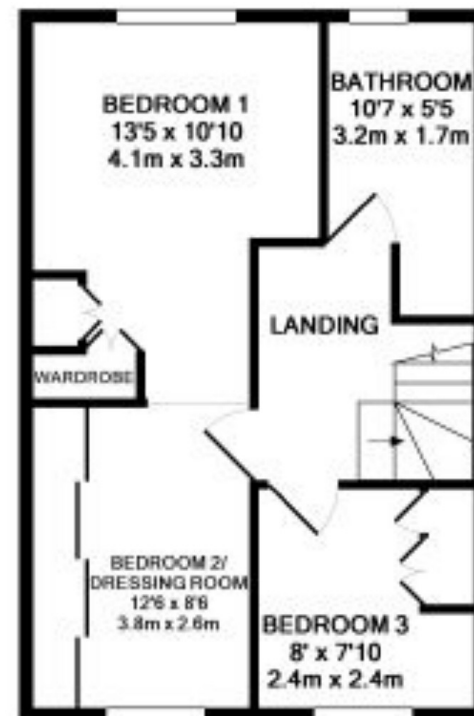


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GROUND FLOOR  
APPROX. FLOOR  
AREA 621 SQ. FT.  
(57.7 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 383 SQ. FT.  
(35.6 SQ. M.)

TOTAL APPROX. FLOOR AREA 1004 SQ. FT. (93.3 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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