



Well presented 4 bedroom detached house in popular cul de sac

2 Jennings Wood, Oaklands, Welwyn, AL6 0SL



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This attractive detached family house was built by "Court Homes Ltd" and forms part of a highly regarded cul-de-sac within easy reach of the local shopping facilities. The property benefits from leaded light UPVC double glazing and gas heating to radiators throughout. The accommodation comprises: Entrance lobby, dining room, inner hallway, sitting room, kitchen/breakfast room, cloakroom, utility room, 4 bedrooms, family bathroom and en suite to the master bedroom. Outside is a pretty Westerly facing rear garden, secluded front garden, double garage and driveway parking for at least 3 vehicles. Viewing highly recommended.

This highly desirable residential area is set just north east of Old Welwyn village and is surrounded by woodland with miles of fine country walks. Oaklands has a small parade of excellent shops including a Post Office, Flower Shop and Butcher. The area offers nearby Horse Riding facilities, golf clubs & cricket pitch, along with tennis and bowls club.

Welwyn Village

Just under a mile away is Welwyn village with a choice of traditional public houses and good restaurants, independent baker, some fine historic cottages, a hidden manor house, ancient ford and the Old Roman Baths.

Welwyn Garden City is within just 4 miles of Welwyn Garden City. This lovely green Garden City has a whole host of further shopping & recreational facilities, along with Debenhams and a John Lewis department store.

Price £700,000 Freehold



Proximity

The following times and distances are approximate as a guide only

London Kings Cross (32 minutes via rail)

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) less than a mile away

Heathrow airport (37 miles)

The accommodation is arranged as follows:

UPVC front door with glazed panels to side leading to:

Entrance porch 6'5 x 4'8 (1.96m x 1.42m)

With convenient built in storage bench, radiator, window to side, timber cladding to walls and door to:

Dining room 12'3 x 11'11 (3.73m x 3.63m)

A well proportioned room with coving to ceiling, window to front, radiator and double width glazed doors to inner hallway and further door to:

Kitchen/breakfast room 11'10 x 11'3 (3.61m x 3.43m)

Fitted with a range of cream Shaker style wall and base units with roll top working surfaces above, tiled splashback and stainless steel 1½ bowl sink with chrome mixer tap. There is space and plumbing for a dishwasher, fridge and oven together with beech effect flooring, window to the front and door to:

Utility room 19'7 x 4'6 (5.97m x 1.37m)

Fitted with a range of wall and base units with roll top working surfaces above, space and plumbing for washing machine, tiled splashback and acrylic single drainer sink with mixer tap. There is an airing cupboard housing the hot water cylinder, beech effect flooring, wall mounted gas boiler providing for heating and domestic hot water, electric storage heater, part glazed doors to front and rear gardens, hatch to loft storage space and high level window to the side.

Inner hallway 12'6 x 5'9 (3.81m x 1.75m)

With radiator, open tread staircase to first floor and doors to:



Sitting room 23'11 x 11'10 (7.29m x 3.61m)

This lovely bright room with patio doors to the rear garden, additional window to the rear, 2 radiators, coving to ceiling, TV aerial socket and telephone point and attractive brick fireplace with slate mantel and hearth and inset coal effect gas fire.

Cloakroom 5'10 x 4'5 (1.78m x 1.35m)

Fitted with a white suite comprising low level concealed cistern WC and wash handbasin with chrome mixer tap inset into white vanity unit. There is tiling to splashback, vinyl flooring, radiator and extractor fan.

TURNED OPEN TREAD STAIRCASE FROM INNER HALLWAY TO:

Landing

With window to side, radiator, hatch to loft and doors to:

Bedroom 1 12'1 x 11'9 (3.68m x 3.58m)

A good size double with coving to ceiling, radiator, telephone point, fitted wardrobes, window to rear and door to:

En-suite shower room 10'10 x 2'9 (3.30m x 0.84m)

Fitted with a white suite comprising shower cubicle with bi fold door and chrome wall mounted shower, concealed cistern low level WC and wall mounted wash hand basin with chrome mixer tap. There are fully tiled walls, radiator, inset ceiling spotlights and window to the front.

Bedroom 2 12' x 9'10 (3.66m x 3.00m)

Another good size double with radiator, window to the rear and coving to ceiling.

Bedroom 3 12' x 9'10 (3.66m x 3.00m)

With radiator, window to front and coving to ceiling.

Bedroom 4 11'8 x 9'1 (wt 12') (3.56m x 2.77m (wt 3.66m)

With radiator, window to front, coving to ceiling, telephone point and fitted wardrobes.

Bathroom 10'10 x 5'5 (3.30m x 1.65m)

Fitted with a modern white suite comprising bath with chrome taps and shower attachment, concealed low level WC and wash handbasin with chrome mixer tap inset into white vanity cupboard. There is a chrome ladder style heated towel rail, fully tiled walls and opaque window to side.



Outside

Rear garden

With paved patio immediately to the rear of the property with retaining wall and lawn with well stocked borders including Spirea, Roses, Conifers, Acer and various evergreen shrubs. There is Beech hedging and Conifers to the boundary.

Front garden

Laid to lawn with mature borders planted with an array of shrubs including Choisya, Berberis, Spirea, Roses and Fuschia. There is a paved path to the front door and mature Beech hedging to the boundary.

Double garage & driveway parking

With up and over door, light and power and personal door to rear garden.

Viewing information

BY APPOINTMENT ONLY THROUGH PUTTERILLS OF HERTFORDSHIRE, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED. 01438 817007.

Disclaimer

Putterills endeavour to maintain accurate depictions of properties in virtual tours, floor plans and descriptions, however, these are intended only as a guide and intended purchasers must satisfy themselves by personal inspection.





Energy Performance Certificate



2, Jenning Wood, WELWYN, AL6 0SL

Dwelling type: Detached house
Date of assessment: 26 April 2012
Date of certificate: 26 April 2012

Reference number: 8682-6824-9770-9726-5922
Type of assessment: RdSAP, existing dwelling
Total floor area: 143 m²

Use this document to:

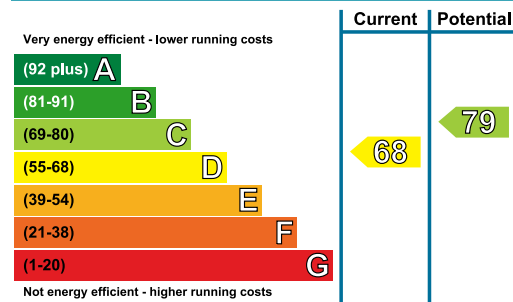
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,856
Over 3 years you could save	£ 342

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 372 over 3 years	£ 204 over 3 years	
Heating	£ 2,136 over 3 years	£ 2,070 over 3 years	
Hot Water	£ 348 over 3 years	£ 240 over 3 years	
Totals	£ 2,856	£ 2,514	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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 Low energy lighting for all fixed outlets	£65	£ 141	
2 Heating controls (thermostatic radiator valves)	£350 - £450	£ 51	✓
3 Solar water heating	£4,000 - £6,000	£ 102	✓

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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