



Stunning, recently constructed 4 bedroom detached family residence.

3 Heathbrow Road, Oaklands, Welwyn, AL6 0QG





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This imposing detached house is situated in a private road on an elevated plot within easy reach of the local shops and transport links, together with Mardley Heath nature reserve offering a network of delightful paths which can be used to explore the nature reserve on foot, horseback or by bicycle. The property has been finished to an exacting standard throughout by the current vendors with underfloor heating to the ground floor and offers sizeable family accommodation comprising entrance hall, lounge with red brick open fireplace, dining room, study, media room, cloakroom and a stunning open plan kitchen/ family room fitted with contemporary high gloss units with oak and quartz work tops and integrated appliances throughout leading to the utility room, again with high gloss units and oak work tops. To the first floor there are 4 double bedrooms all with en-suite facilities, together with a dressing room to the master bedroom and a separate family bathroom. Outside there are good size front and rear gardens, driveway parking for several vehicles and a single garage. The property is being offered CHAIN FREE.

The area of Oaklands is situated just north east of Welwyn village & enjoys a number of private residential turnings, some wonderful borders onto woodland & access to fine country walks. The area boasts a junior/mixed infant school and a parade of shops that includes a sub post office, general convenience store, flower shop & butcher. Just over a mile away is the 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 & a John Lewis department store.

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

Price £1,250,000 Freehold



### Proximity

The following times and distances are approximate as a guide only: London Kings Cross (30 minutes via rail link at Welwyn North) -- 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:

Open porch with oak pillars approached via stone steps with double oak doors to:

#### Entrance hall 29'6 x 10'7 (8.99m x 3.23m)

A most impressive approach to the accommodation with oak flooring, walk in cloaks room and oak double doors with glazed panels to:

#### Dining room 15'7 x 11'11 (4.75m x 3.63m)

A well proportioned room with 2 windows to the front, oak flooring and double doors to:

#### Lounge 27'8 x 15'7 (8.43m x 4.75m)

This sizeable room has an open red brick fireplace with stone hearth, bi-fold doors opening to the rear garden, oak flooring, TV aerial socket, and oak double doors with glazed panels to:

#### Kitchen/family room 23'4 x 21'2 (7.11m x 6.45m)

Fitted with a range of light grey high gloss wall and base units with oak butchers block style working surface above and inset brushed stainless steel sink with chrome mixer tap. Appliances include AEG split level oven, combination microwave and steam oven, integrated dishwasher, fridge and freezer and coffee machine. There is a separate dark grey high gloss island with base cupboards, quartz working surface above, built in wine cooler, induction hob with chimney style extractor fan above, wine rack and pan drawers. There is also an oak breakfast bar attached providing seating for 4 people. Bi fold doors lead to the rear garden with an additional window to the rear, oak flooring, inset ceiling spotlights, oak double doors leading back to the entrance hall and a door to:

#### Utility room 10'1 x 6'8 (3.07m x 2.03m)

Fitted with a range of light grey high gloss base cupboards with oak butchers block style working surface above, inset brushed stainless steel sink with chrome mixer tap and space and plumbing below for a washing machine and tumble dryer. There is an 'Ideal' wall mounted gas boiler providing for heating and domestic hot water, ceramic floor tiles, concealed hot water cylinder, window to the rear and ½ glazed door to the rear garden.

#### Multi media room 12'7 x 10'7 (3.84m x 3.23m)

With oak flooring, and 2 Velux skylights.

#### Study 10'7 x 7'2 (3.23m x 2.18m)

With oak flooring and 2 windows to the front.





### Cloakroom

Fitted with a white suite comprising concealed cistern WC and wash handbasin with chrome waterfall style mixer tap inset into white gloss vanity cupboard. There are porcelain floor tiles and a Velux skylight.

### STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR

#### Landing

With timber balustrade and oak handrail, UPVC roof lantern and oak doors to:

#### Master bedroom 26'2 x 17'1 (7.98m x 5.21m)

A characterful room with partly sloping ceiling, dormer windows to the rear and side, TV aerial socket and doors to:

#### Dressing room 9'5 x 5'11 (2.87m x 1.80m)

With fitted wardrobes and drawers.

#### En-suite shower room 8'10 x 6'8 approx (2.69m x 2.03m approx)

Fitted with a modern white suite comprising walk in double shower with glass screen and chrome wall mounted Italian tower shower with spa jets, concealed cistern dual flush WC and wash handbasin with chrome mixer tap inset into white gloss vanity cupboard with complementary mirror fronted wall mounted cabinet and shelves above. There is a ladder style heated towel rail, oak effect ceramic flooring, fully tiled walls, inset ceiling spotlights and velux window to the side.

#### Bedroom 2 19'4 x 13'9 (5.89m x 4.19m)

With dormer window to the front, radiator, TV aerial socket and door to:

#### En-suite shower room 8'10 x 5'6 (2.69m x 1.68m)

Fitted with a white suite comprising walk in shower with chrome wall mounted shower and additional overhead monsoon style shower, concealed cistern WC and wash handbasin with chrome mixer tap inset into grey gloss vanity cupboard with complementary mirror fronted wall mounted cabinet and shelves above. There is a chrome ladder style heated towel rail, fully tiled walls with mosaic tiled inserts, ceramic floor tiles, inset ceiling spotlights, extractor fan and light tube.

#### Bedroom 3 19'1 x 15'8 (5.82m x 4.78m)

With dormer window and additional window to the rear, radiator, TV aerial socket and door to:

#### Jack & Jill shower room 8'6 x 5'8 (2.59m x 1.73m)

Fitted with a white suite comprising walk in shower with glass shower screen, chrome wall mounted shower and additional chrome overhead monsoon style shower, low level WC and wash handbasin with chrome waterfall style mixer tap inset into white gloss vanity cupboard. There is a chrome ladder style heated towel rail, fully tiled walls with mosaic inserts, ceramic floor tiles, extractor fan, light tube and door to:

#### Bedroom 4 16'6 x 15'7 (5.03m x 4.75m)

With dormer window to the front, radiator and TV aerial socket.



**Bathroom** 8'10 x 8'6 (2.69m x 2.59m)

Fitted with a white suite comprising bath with glass shower screen and chrome mixer taps with shower attachment, concealed cistern dual flush WC and wash handbasin with chrome mixer tap inset into white gloss vanity cupboard with complementary wall cupboard and shelves with mirror fronted doors. There is a chrome ladder style heated towel rail, 2 velux windows to the side, fully tiled walls with mosaic inserts and ceramic floor tiles.

**Outside****Rear garden**

This good size rear garden has an indian limestone patio immediately to the rear of the property with low level retaining wall and steps up to a deep lawn. There are a variety of mature trees and shrubs, external lighting, an outside tap and useful bin store. The garden is bound by timber fencing with a gate leading to:

**Front garden & driveway parking**

Mainly laid to block paving affording parking for several vehicles with raised borders planted with a variety of shrubs including hydrangea, hebe and conifers to name but a few. There are indian limestone steps to the front door, timber fencing and evergreen hedging to the boundary and access to:

**Single garage**

With oak electric roller door, light and power, window to the rear and personal door to the rear garden.

**Viewing information**

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

**Disclaimer**

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# Energy Performance Certificate



3, Heathbrow Road, WELWYN, AL6 0QG

**Dwelling type:** Detached house  
**Date of assessment:** 31 May 2017  
**Date of certificate:** 05 June 2017  
**Reference number:** 7498-0088-7275-0503-4924  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 273 m<sup>2</sup>

## Use this document to:

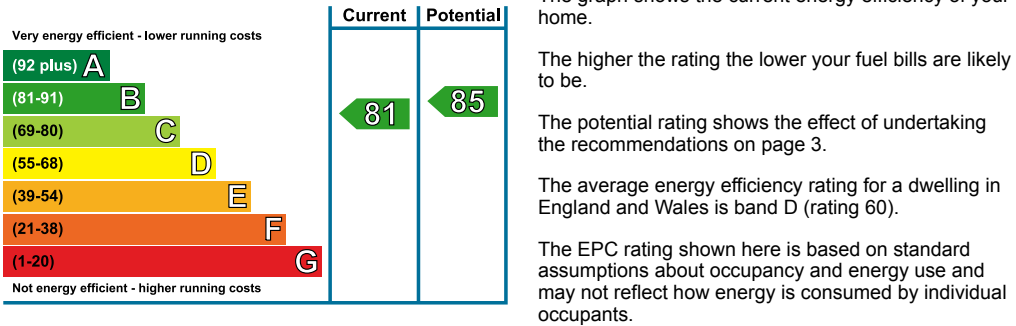
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years:** £ 3,306

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 342 over 3 years	£ 342 over 3 years	Not applicable
Heating	£ 2,517 over 3 years	£ 2,517 over 3 years	
Hot Water	£ 447 over 3 years	£ 447 over 3 years	
Totals	£ 3,306	£ 3,306	

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.

## Energy Efficiency Rating



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

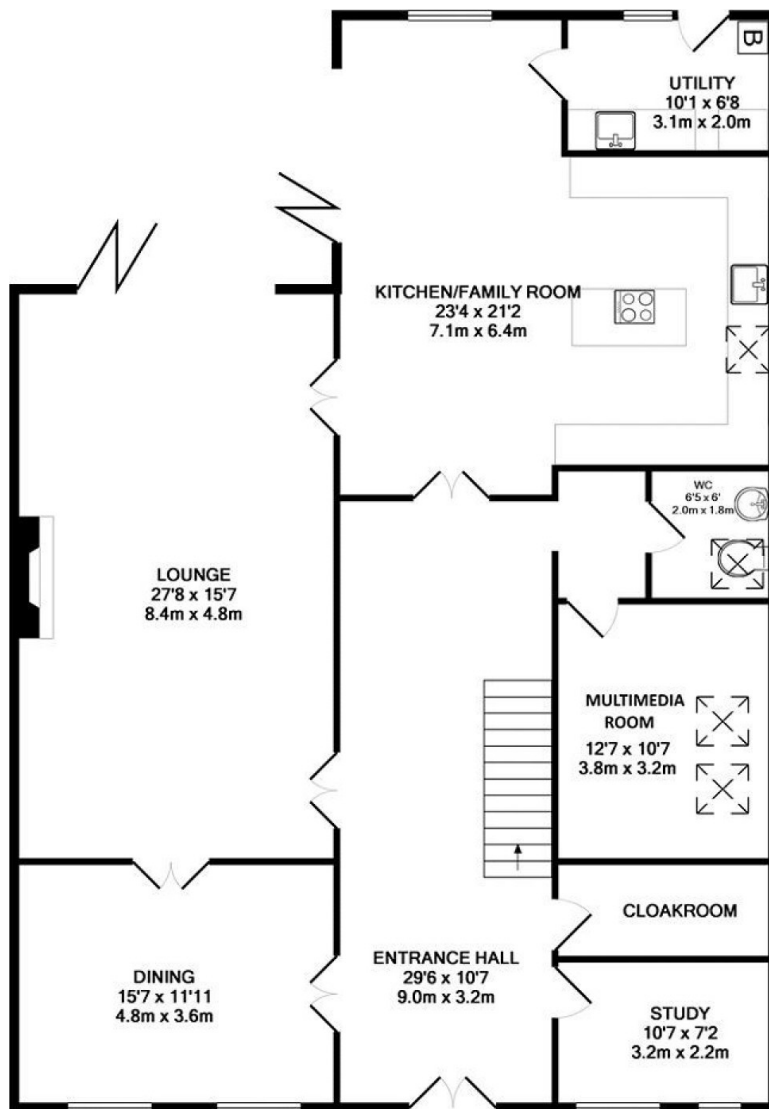
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 855	✓

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.



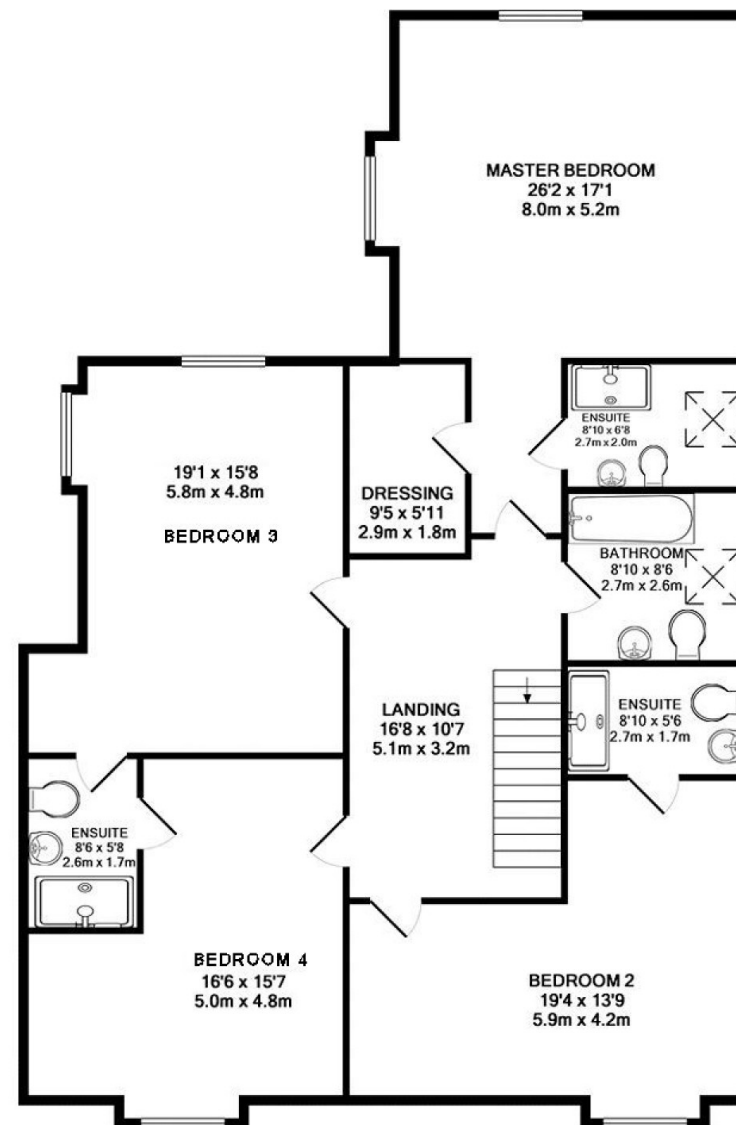
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GROUND FLOOR

TOTAL APPROX FLOOR AREA 3218 SQ FT (298.9 SQ M)



1ST FLOOR

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.