



Well presented detached 2/3 bedroom bungalow in popular turning.

8 Woodland Way, Oaklands, Welwyn, AL6 0RZ



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This delightful detached bungalow is situated in a highly desirable turning in the popular Oaklands area with access to local shops and transport links, together with Mardley Heath nature reserve. The well presented accommodation benefits from gas heating to radiators and double glazing throughout and comprises entrance hall, sitting room with cast iron gas log burner, dining room, kitchen, 2 double bedrooms with good size dressing room to master bedroom which could be used as an occasional 3rd bedroom and family bathroom. Outside there is a secluded rear garden, front garden with carriage driveway for 5 vehicles and a timber workshop.

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.

Offers in excess of £499,995 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:

Front door with attractive glazed panels and full height windows to the side leading to:

Entrance hall

A good size welcoming approach to the accommodation with ceramic floor tiles, radiator, brushed chrome inset ceiling spotlights, hatch to part boarded loft with lighting and pull down ladder and doors to:

Kitchen 20' x 8' (6.10m x 2.44m)

Fitted with a range of Wren cream wall and base units and pan drawers with granite working surfaces above, tiled splashbacks and inset acrylic 1½ bowl sink with brushed chrome mixer tap. Appliances include Neff stainless steel split level double oven, microwave and coffee machine, integrated dishwasher, 4 ring induction hob with stainless steel chimney style extractor fan above and space for washing machine, tumble dryer and american style fridge freezer. A window overlooks the rear garden and there are ceramic floor tiles, inset brushed chrome ceiling spotlights, radiator and opening to:

Dining room 10'6 x 8'6 (3.20m x 2.59m)

A lovely bright room with french doors opening to the rear garden fitted with attractive bespoke plantation shutters, stripped pine floorboards, radiator and opening to:

Sitting room 12'6 x 12'3 (3.81m x 3.73m)

A well proportioned cosy room with bay window to the front, radiator, TV aerial socket and raised hearth with quarry tiles and cast iron gas burning stove.



Bedroom 2 10'4 x 9'8 (3.15m x 2.95m)

A double room with bay window to the front, radiator and fitted mirror fronted wardrobes.

Dressing room/bedroom 3 11'6 x 7'6 (3.51m x 2.29m)

With window to the side, radiator, fitted pine wardrobes, telephone point and opening to:

Master bedroom 12'4 x 9'4 (3.76m x 2.84m)

A good size double room with radiator, high level window to the side and french doors to the rear garden with bespoke plantation shutters.

Bathroom

Fitted with a white suite comprising shaped bath with glass shower screen, wall mounted chrome mixer tap and additional wall mounted overhead monsoon style shower with hand held attachment, close coupled dual flush WC and circular stone effect ceramic wash handbasin on dark oak vanity cupboard with chrome waterfall style mixer tap. There is a chrome ladder style heated towel rail, ceramic floor tiles, fully tiled walls with attractive mosaic tiled panel, inset ceiling spotlights and velux style roof light.

Outside**Rear garden**

With block paved patio immediately to the rear of the property with low level retaining wall and step to a deep lawn with well stocked shrub borders. There is a timber garden shed, attractive gazebo swathed in climbing plants, outside tap and timber fencing to the boundary. There is access to the front garden via a timber gate to the side of the property.



Front garden & parking

With carriage driveway for several vehicles, lawn and beech hedging to the boundary.

Workshop

Of timber construction and accessed via an up and over door to the front and personal door to the rear. The useful space benefits from light and power.

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

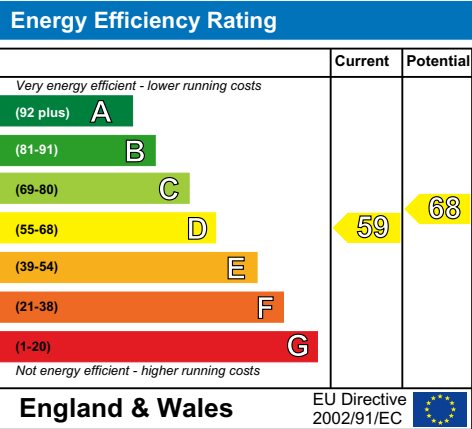


8, Woodland Way

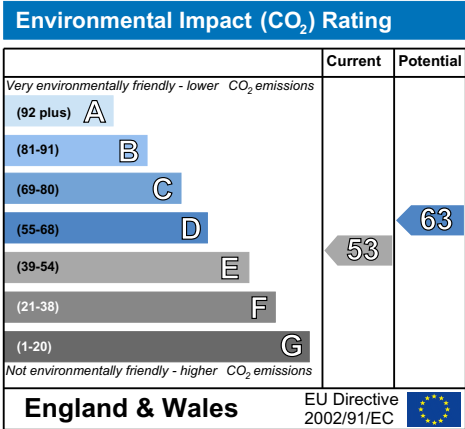
WELWYN
AL6 0RZ

Dwelling type: Detached bungalow
Date of assessment: 29 September 2009
Date of certificate: 29 September 2009
Reference number: 0861-2881-6316-0021-8525
Total floor area: 85 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	324 kWh/m² per year	250 kWh/m² per year
Carbon dioxide emissions	4.6 tonnes per year	3.5 tonnes per year
Lighting	£70 per year	£47 per year
Heating	£663 per year	£532 per year
Hot water	£127 per year	£110 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy savings recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome



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