



Detached 3 bedroom chalet bungalow requiring cosmetic improvement throughout.

White Gates, Pottersheath Road, Welwyn, AL6 9SY



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This 1930's detached chalet bungalow requiring cosmetic improvement throughout and is situated in a small hamlet some 2 miles to the north of Welwyn village boasting a semi rural location with access to neighbouring woodland. The extended accommodation comprises entrance hall, sitting room, dining room, study, kitchen/breakfast room and ground floor bathroom. To the first floor there are 3 bedrooms with en-suite bathroom to master bedroom and separate cloakroom. Outside there are mature well stocked front and rear gardens, single garage and driveway parking for several vehicles.

Pottersheath is a delightful semi-rural location within a few minutes drive of Old Welwyn. The Robin Hood & Little John public house & Welwyn equestrian centre is within a short walk along with wonderful open countryside walks.

Welwyn village has 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 located approximately 4 miles south and provides a host of further shopping & recreational facilities, along with a John Lewis department store.

The area has excellent road and rail links. Mainline stations can be found at Welwyn North railway station (located in Digswell) and Knebworth which also provides a frequent service to London Kings Cross.

Offers in excess of £695,000 Freehold



Proximity

All distances and journey times are approximate

Knebworth 1.7 Miles

Stansted airport 28 miles

London Heathrow Airport 37 miles

Luton Airport 13.5 miles

Welwyn Garden City 4.8 Miles

Hitchin 12 miles

Hertford 10.7 miles

Welwyn 2.3 miles

M25 (Watford) 17 miles

A1 (M) Junction (6) 2.5 miles

Kings Cross approx 30/35 minutes by rail (Via Knebworth rail link)

Private schooling & golf courses

Private schools around the area include: Sherrardswood, Aldwickbury, St Francis' College, Princess Helena, St Edmunds College, St Albans girls & boys school, St Albans Abbey School, Heath Mount in Watton at Stone, Kingshott and Haileybury, Duncombe at Bengoe, St. Christophers in Letchworth, Haileybury and Queenswood.

There is an excellent choice of golf courses in the area including close by Stevenage, Brocket Hall with the Auberge du Lac restaurant, Knebworth & Aldwickbury Park.

The accommodation is arranged as follows:

Glazed door to:

Entrance lobby

With quarry tiled floor, timber cladding to walls and ½ glazed door to:

Entrance hall

This deep entrance hall has coving to ceiling, radiator and doors to:

Dining room 16'1 x 12'2 (4.90m x 3.71m)

A lovely bright dual aspect room with bay window to front and additional window to side, 2 radiators, coving to ceiling and original cast iron fireplace with tiled slips and timber surround. There are also useful built in cupboards and bookshelves either side of the chimney breast.

Sitting room 21'9 x 11'5 (6.63m x 3.48m)

This extended sitting room has coving to the ceiling, french doors to the rear garden, central fireplace with tiled slips, timber surround and cast iron log burner, 2 radiators and TV aerial socket. The sitting room opens up either side of the fireplace to the study and there is a door to:

Playroom 13'2 x 13' (4.01m x 3.96m)

With window to the rear and radiator.

Study 15'2 x 12' (4.62m x 3.66m)

Opening from the sitting room with fireplace, coving to ceiling, built in bookshelves, window to front and staircase leading to the first floor.



Kitchen/breakfast room 22'2 x 13'4 (6.76m x 4.06m)

Fitted with a range of pine wall and base units with roll top working surfaces above, tiled splashbacks and inset double acrylic sink with mixer tap. Appliances include split level double oven, 4 ring ceramic hob and concealed extractor fan above and integrated fridge freezer together with space and plumbing for washing machine and tumble dryer. There is vinyl flooring, 2 radiators, windows to rear and side, ½ glazed door to rear garden, floor mounted oil fired boiler providing for heating and domestic hot water, larder and additional storage cupboard.

Cloakroom 7'3 x 5'1 (2.21m x 1.55m)

With airing cupboard housing hot water cylinder, radiator and cloaks cupboard. A door leads to:

Bathroom 8'11 x 6'5 (2.72m x 1.96m)

Fitted with a coloured suite comprising bath with chrome mixer tap, low level dual flush WC, bidet with chrome taps, shower cubicle with glass door and wall mounted shower and pedestal wash handbasin with chrome taps. There is tiling to splashback, vinyl flooring, radiator and window to rear.

STAIRCASE FROM STUDY TO FIRST FLOOR

Landing

Velux window to rear and doors to:

Bedroom 1 16'9 x 13'1 (5.11m x 3.99m)

A lovely bright double room with patio doors leading to a large balcony to the rear and dormer window to the front. There are fitted wardrobes and an additional walk in wardrobe, 2 radiators, timber floorboards and door to:

En-suite bathroom 7'8 x 6'2 (2.34m x 1.88m)

Fitted with a coloured suite comprising bath with gold effect taps, wall mounted shower and glass shower screen, low level WC and pedestal wash handbasin with gold effect taps. There is a heated towel radiator, timber floorboards, window to rear and door to eaves space housing header tank.

Inner landing

With timber floorboards and doors to:

Bedroom 2 13'2 x 12'10 (4.01m x 3.91m)

A well proportioned bright double room with 2 Velux windows to the sides and bay window to the rear, timber floorboards and radiator.

Bedroom 3 16'11 (nt 9'1) x 13'4 (nt 5'1) (5.16m (nt 2.77m x 4.06m (nt 1.55m)

This L shaped room has timber floorboards, radiator and windows to front and side.

Cloakroom

Fitted with a coloured suite comprising pedestal wash handbasin and low level WC.

Outside



Rear garden

This well stocked rear garden has a block paved patio immediately to the rear of the property leading to a lawn with borders of shrubs and trees. There is a timber garden shed, greenhouse, timber log store, outside tap and ornamental lighting. To the rear of the plot there is a timber workshop in need of renovation. The garden is bound by mature hedging on all sides and provides access at both sides of the property to the front garden. The oil tank is situated to the side of the property.

Front garden & driveway

Laid to lawn with mature borders planted with an array of trees and shrubs including Winter Jasmine, Hydrangea, Bamboo and Ornamental grasses. There is mature hedging to both sides and 2 five bar gates to the front of the plot for access. There is also an ornamental fish pond, outside lighting and driveway parking for several vehicles leading to:

Single garage

With up and over door, light and power, window to side and shelves and cupboards for storage.

Viewing information

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