



PUTTERILLS

est. 1992

White Gates, Pottersheath Road, Welwyn,
Offers in excess of £695,000

Detached 3 bedroom chalet bungalow requiring cosmetic improvement throughout.

This entirely individual 1930's detached chalet style residence borders open land and enjoys a delightful semi rural setting in a sought after hamlet within a very short distance of fine open countryside and the pretty Mardley Heath nature reserve. The enlarged accommodation requires updating throughout and could provide an excellent project for those seeking to create a fine family home.

Approached via an entrance lobby and central hall, the house provides: 3 reception rooms, kitchen/breakfast room, playroom/bedroom 4, 2 bathrooms and 3 further bedrooms. A separate cloakroom is also provided along with an integral single garage, mature private gardens and a private driveway with ample parking facilities.

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, Bocket 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 glazed door to:

Entrance hall

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

Dining room 14'3 x 12'3 (4.34m x 3.73m)

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 20'10 x 11'6 (6.35m x 3.51m)

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 13'3 x 13' (4.04m x 3.96m)

With window to the rear and radiator.

Study 15'2 x 12'10 (4.62m x 3.91m)

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 21'2 x 13'6 (6.45m x 4.11m)

Fitted with a range of Yew 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, 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 16'5 x 16'3 (5.00m x 4.95m)

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 13'1 x 13' (3.99m x 3.96m)

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'(nt 5'1) (5.16m (nt 2.77m x 3.96m (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 17'2 x 13' (5.23m x 3.96m)

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

Agents Note

The property has 6 solar panels which provides power for the hot water and 2 air to air pumps for heating/air conditioning. Any remaining power is sold to the National grid.

Viewing information

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

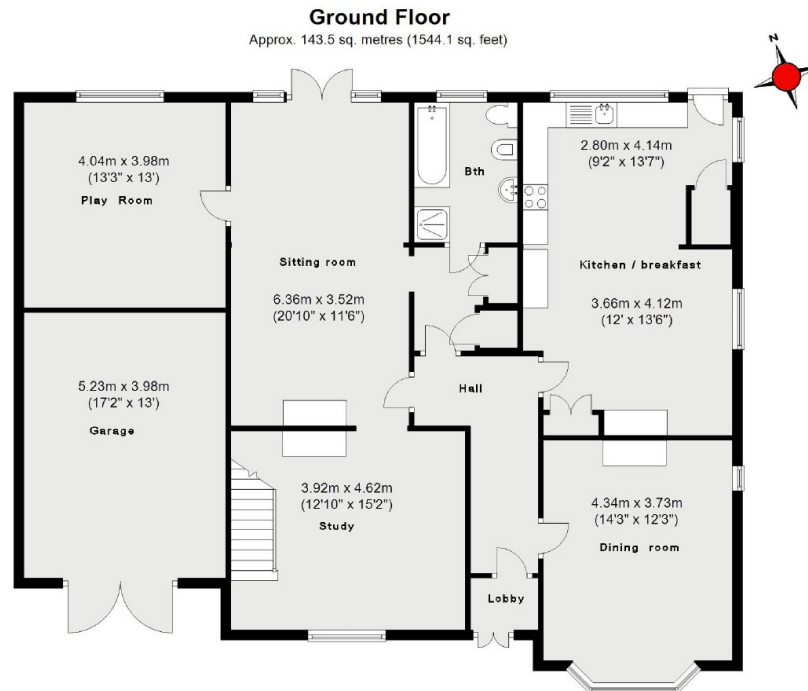
Disclaimer

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.









Total area: approx. 215.9 sq. metres (2324.3 sq. feet)

Includes garage area
Plan produced using PlanUp.