



PUTTERILLS

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6 Mary Proud Court, Oaklands, Welwyn,
Price £499,000

3/4 bedroom family house with countryside views

This immaculately presented, extended 3/4 bedroom property is situated in a small and exclusive courtyard development. The property has wide-ranging views over rising fields and woodland and is in close proximity (approximately 400 metres) to the local Oaklands shopping parade and JMI schooling. The current owners have extensively refurbished the property, including the re-fitting of the kitchen/utility and bathrooms and also renewing the plumbing and heating systems. The accommodation benefits from double glazing and gas heating to radiators throughout and comprises: entrance hall, cloakroom, spacious living room with dining area, study/bedroom 4, conservatory, fitted kitchen with attached utility area, 3 first floor bedrooms, en suite shower room plus family shower room. Outside is a well-stocked rear garden that wraps around two sides of the property with a patio that faces to the fields beyond. To the front there is a driveway with designated parking space and a single garage (ideal for conversion to further living accommodation if desired, subject to the normal consents).

Proximity

The following times and distances are approximate as a guide only: London Kings Cross (35 minutes via rail link at Knebworth or 31 via Welwyn North) -- Hertford (The county town) 6.8 miles -- St Albans just over 14 miles -- M25 14 Miles -- Luton airport approx 14 miles -- Stansted airport (27 miles) -- A1M Junction 6 under a mile a way -- Heathrow airport (37 miles).

The accommodation is arranged as follows

Half glazed front door, with attractive stained glass panel and full height side window, opening to:

Entrance Hall 7' x 5'7 (2.13m x 1.70m)

A bright and welcoming reception area with staircase to the first floor with doors to the ground floor accommodation. There is a ceiling light and door to:

Living Room 22' x 23'4 at maximum points (6.71m x 7.11m at maximum

An open plan living space with both lounge and dining areas as follows;

Lounge Area

23'4 x 10'4

With window to the front courtyard and a wide window to the side overlooking the garden. The lounge has a gas coal effect fire with wooden surround and stone effect inset and hearth. There are two wall light points, ceiling lights, a TV aerial point and two double radiators, and a wide opening leads to the:

Dining Area

11'8 x 14'1

Directly adjacent to the kitchen and with a window to the side, the dining area has a useful, deep understairs storage cupboard with light. There is a double radiator, ceiling light, sliding glazed door to conservatory and door to:

Kitchen 8'8 x 7'1 (2.64m x 2.16m)

Fitted with a range of cream coloured, gloss fronted wall and base units with

soft close doors and drawers and wooden effect work tops that incorporate a 1 bowl stainless steel sink with mixer tap and drainer with tiled splash-back. There is space for a dishwasher, space for a under work-top fridge and space for a free standing cooker, with a stainless steel extractor fan over and tiled splash-back. There is tiling to the floor, ceiling spot lights and a window overlooking the garden with field views beyond. Opening to:

Utility Room 7'11 max x 6'7 (2.41m max x 2.01m)

This useful space is fitted with matching cream gloss fronted wall and base units, wooden effect work tops with stainless steel sink with mixer tap, and tiled floor. There is space for a washing machine and space for a free standing fridge freezer. A fully glazed door with full height side window opens to the rear garden, another door leads you back into the Entrance Hall.

Conservatory 13'10 x 9'7 (4.22m x 2.92m)

Approached from the dining area, the conservatory provides additional sitting space from where you can enjoy overlooking the garden. There is tiling to the floor, and double doors open to the patio area.

Study / Bedroom Four 10'1 x 6'8 (3.07m x 2.03m)

Currently in use as a study, this versatile room could also act as a playroom or a ground floor bedroom 4. There is a window overlooking the garden, a ceiling light, radiator and broadband connection.

Cloakroom 6'6 x 4'10 (1.98m x 1.47m)

Fitted with a white suite comprising pedestal wash hand basin with chrome taps and low level WC. There is an opaque window to the front, a radiator and a cloaks cupboard with hanging rail and shelved storage space.

STAIRCASE FROM ENTRANCE HALL LEADING TO:

Landing 6'5 x 3'6 (1.96m x 1.07m)

The landing has doors to the first floor accommodation. There is an airing cupboard that houses the lagged hot water tank and provides shelved storage, a hatch to the part boarded, lit loft space (approached via retractable ladder), and ceiling lights. Door to:

Bedroom 1 13'3 x 10'6 (4.04m x 3.20m)

Fitted with a range of white wardrobes, overhead cupboards and drawer units, this bedroom has a window to the side, ceiling lights, radiator and door to:

En Suite Shower Room 11'2 x 4'11 (3.40m x 1.50m)

With opaque window to the side, the en-suite is fitted with a suite comprising shaped wash hand basin, set into a vanity unit with cupboard under, and a low level WC with concealed flush. There is a shower cubicle with tiled walls and Aqualisa power shower. The floor has wood effect vinyl flooring, there is a ceiling light and wall mounted heated chrome towel rail.

Bedroom 2 10'6 x 9'7 (3.20m x 2.92m)

This bedroom has a window to the front overlooking the close, a radiator, ceiling light and TV aerial point.

Bedroom 3 10'8 x 8 (3.25m x 0.20m)

With a window to the side with views across fields, ceiling light and radiator.

Family Shower Room 8'2 x 6'3 (2.49m x 1.91m)

Another contemporary shower room, with a white suite comprising attractive shaped wash hand basin set into a similarly shaped vanity unit with cupboard, and a low level WC with concealed flush. There is a curved shower cubicle with tiled walls and "Aqualisa" power shower (there is space for fitting a bath instead if so desired). Light is provided by a ceiling light and an opaque window on the garden side and there is a chrome heated towel rail. Wood effect vinyl flooring matching the en suite.

Outside

Rear Garden

A particular feature of the property, the mature rear garden wraps around two

sides of the property. There is an evergreen hedge and shrubs, and mature trees that provide interest. The lawn has steps down to a sunken garden, and there are paved patio areas from where to sit and enjoy the garden and the countryside views beyond. A personal door leads to:

Garage 16'2 x 6'2 (4.93m x 1.88m)

A single garage with overhead storage and scope to convert to further living accommodation (subject to normal consents and building regulations). there is light and power, the Worcester Greenstar condenser boiler is housed here, as are the gas meter and electric consumer units. An up-and-over door provides vehicular access from the front.

Front Garden & Parking

To the front of the house there is parking for one vehicle (a covenant on the title deeds stipulates this should not be any caravan, boat or trade vehicle). Additional parking is provided by 3 visitor parking bays within the close. 3 low rise steps lead up to the front door.

Viewing Information

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

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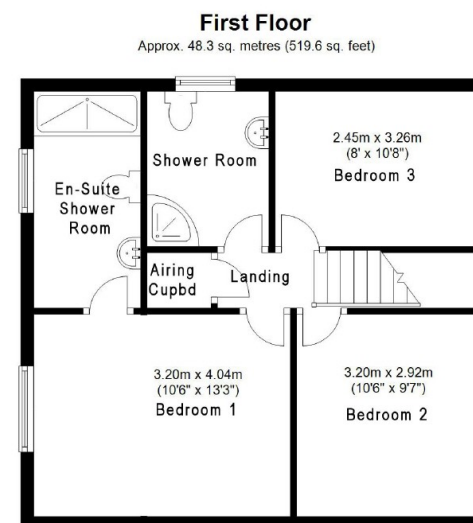
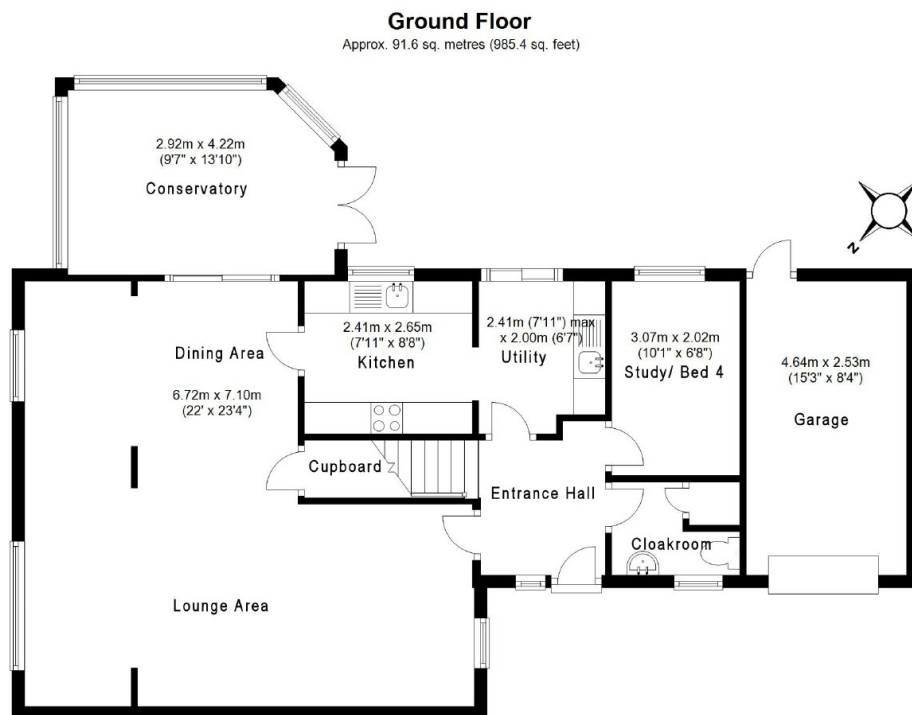












Total area: approx. 139.8 sq. metres (1505.1 sq. feet)

Includes garage area
Plan produced using PlanUp.