



PUTTERILLS

— est. 1992 —

8 Mary Proud Court, Oaklands,, Welwyn,
Price £475,000

Immaculately presented 3 bedroom end row house in popular courtyard development.

This immaculately presented end row house is situated in a private courtyard development within easy reach of the local shopping parade, transport links and Mardley Heath nature reserve. The spacious, open plan accommodation benefits from gas heating to radiators and double glazing throughout and comprises: Entrance hall, cloakroom, open plan lounge, kitchen and dining room, 3 first floor bedrooms and a modern re-fitted family bathroom. Outside there is a landscaped rear garden with additional courtyard seating area to the side, front garden and driveway parking for one vehicle. The single garage has been converted to a playroom by the current vendors but could be converted back if required. Viewing highly recommended.

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:

Attractive composite front door with frosted glass panel to:

Entrance hall 5'11 x 3'10 (1.80m x 1.17m)

A welcoming approach to the accommodation with oak flooring,

radiator and oak doors to:

Cloakroom 6' x 2'1 (1.83m x 0.64m)

Fitted with a white suite comprising close coupled dual flush WC and wash handbasin inset into white vanity cupboard with chrome lever style mixer tap and modern glass splashback. There is a chrome ladder style heated towel rail, inset ceiling spotlights, ceramic floor tiles and an opaque window to the front.

Open plan living space

The ground floor has been arranged as open plan living space and includes:

Lounge area 22'11 x 10'2 (6.99m x 3.10m)

A sizeable dual aspect lounge with

windows to the front and rear, TV aerial socket, 2 radiators, oak flooring, inset ceiling spotlights and an attractive open fireplace with oak mantel and cast iron log burning stove. The lounge area opens to:

Kitchen/dining room 17'9 (nt 8'10) x 11'1 (nt 8') (5.41m (nt

This L shaped space has been fitted with a range of contemporary white gloss wall and base units and deep, pan drawers with oak butchers block working surface above and additional quartz working surface with inset stainless steel 1 bowl sink and chrome mixer tap. Appliances include Neff stainless steel split level double oven and grill with additional built in microwave, 5

ring Smeg gas hob with chimney style extractor fan above and integrated fridge/freezer and dishwasher. There is oak flooring, inset ceiling spotlights, french doors to the rear garden, window to the front and glazed door to the side. There is also a deep understairs storage cupboard.

STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR

Landing

With hatch to part boarded loft and doors to:

Bedroom 1 10'3 x 9'7 (3.12m x 2.92m)

A well proportioned double room with window to the front, radiator, coving to ceiling and TV aerial socket.

Bedroom 2 10'5 x 8' (3.18m x 2.44m)

Another double room with window to the front, radiator and coving to ceiling.

Bedroom 3 10'3 x 7'2 (3.12m x 2.18m)

A small double room with window to the rear, radiator and coving to ceiling.

Bathroom 7'10 x 6'3 (2.39m x 1.91m)

Recently fitted with a modern

white suite comprising bath with glass shower screen, chrome mixer tap and additional chrome wall mounted overhead shower with hand held attachment, wash handbasin inset into white gloss vanity drawers with chrome mixer tap and close coupled dual flush WC. There is a chrome ladder style heated towel rail, metro style tiled walls, ceramic floor tiles, inset ceiling spotlights and extractor fan.

Outside

Rear garden

This low maintenance rear garden has been landscaped by the current vendors and comprises paved patio immediately to the rear of the property with timber sleeper style retaining wall and steps up to a lawn with borders planted with hebes, conifers, pieris and heuchera together with climbing plants and an ornamental salix tree. There is a timber fence to the boundary, ornamental lighting and a paved path to the side of the property leading to:

Courtyard garden

This secluded seating area has been laid to paving with a timber covered pergola and garden shed. There is a gate leading to the front garden and door to the garage

which has been converted by the current vendors to a playroom/utility room.

Playroom 14'5 x 8'1 (4.39m x 2.46m)

Originally a single garage, this useful space has been converted by the current vendors to a playroom with windows overlooking the courtyard garden, useful built in cupboards, space and plumbing for a washing machine and tumble dryer, oak laminate flooring, inset ceiling spotlights and hatch to useful loft storage space.

Front garden & driveway parking

Laid to paving with parking for one vehicle.

Viewing information

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