



PUTTERILLS

est. 1992

Kilby House, Danesbury Park Road  
Welwyn AL6 9SF  
**Price £1,500,000**

This imposing double fronted detached character residence was constructed in 1988 and is situated in a semi rural turning within close proximity to open countryside. The property benefits from double glazed sash windows throughout together with oil fired heating to radiators, lovely high ceilings and open fireplaces to the reception rooms. The elegantly proportioned accommodation offers scope for cosmetic improvement and comprises entrance hall, sitting room, dining room, study, kitchen/breakfast room, utility room and cloakroom. To the first floor there are 5 bedrooms, 4 of which are doubles with en-suite bathroom to the master bedroom, jack and jill shower room to bedroom 4 and 5 and a separate family bathroom. Outside there are well manicured front and rear gardens and a detached double garage together with ample driveway parking. VIEWING HIGHLY RECOMMENDED

### **Proximity**

The following times and distances are approximate as a guide only: London Kings Cross (32 minutes via rail) - 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) less than a mile away - Heathrow airport (37 miles).

### **The accommodation is arranged as follows**

Composite front door opening to:

#### **Entrance vestibule**

A lovely bright space with windows to both sides, attractive victorian style floor tiles, dado rail and multi pane door to:

#### **Entrance hall**

A sizeable approach to the accommodation with stunning victorian style floor tiles, attractive ceiling cornice, dado rail, deep skirting boards, 2 wall lights, sash window to the side, radiator and doors to:

### **Study**

A well proportioned dual aspect room with sash windows to the front and side, attractive ceiling cornice, dado rail, fitted full height cupboards and working cast iron fireplace with pretty tiled slips.

### **Cloakroom**

Approached via an ante room with ample fitted cloaks cupboards, ceramic floor tiles, radiator, sash window to the rear and door to the cloakroom which has been fitted with a white suite comprising concealed cistern WC and corner wash handbasin with victorian style chrome taps inset into a useful vanity cupboard. There are fully tiled walls, ceramic floor tiles, sash window to the side and a radiator.

### **Sitting room**

A stunning dual aspect room with 2 sash windows to the front and a sash window to the side. There is attractive ceiling cornice, dado rail, 2 radiators, TV aerial socket, working stone fireplace with cast iron fire basket, double doors to the dining

room and french doors opening to:

### **Conservatory**

Victorian style and of UPVC and brick construction with ceramic floor tiles, wall mounted electric heater and french doors opening to the garden.

### **Dining room**

With attractive ceiling cornice, dado rail, walk in sash style bay window to the side overlooking the garden, 2 wall lights, Adams style open fireplace with slate effect hearth and 2 radiators.

### **Kitchen/breakfast room**

Fitted with a range of cream shaker style wall and base units with granite working surfaces above, tiled splashbacks and ceramic belfast sink with antique brass effect bridge style mixer tap. Appliances include stainless steel range style oven with chimney style extractor fan above, split level combination oven/microwave and integrated fridge/freezer. There is a useful built in larder, ceramic floor tiles,



inset ceiling spotlights, sash windows to the rear and side, door to the garden and further door to:

### **Utility room**

Fitted with a range of white wall and base units with granite working surfaces above, tiled splashback, ceramic 1 bowl sink with chrome mixer tap and space and plumbing below for washing machine and tumble dryer. There is a floor mounted oil fired boiler providing for heating and domestic hot water, window to the side and glazed door to the garden.

## **STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR**

### **Landing**

With attractive timber balustrade, coving to ceiling, dado rail, 2 wall lights and sash window to the side. Doors lead to:

### **Bedroom 1**

A spacious dual aspect double room with a pair of sash windows to the side and a pair of sash windows to the front. There is coving to ceiling, dado rail, fitted wardrobes, TV aerial socket and a door to:

### **En-suite shower room**

Fitted with a white suite comprising bath with chrome mixer tap and wall mounted shower, concealed cistern WC and wash handbasin with chrome taps inset into a useful vanity cupboard. There is a chrome ladder style heated towel rail, sash windows to the front and side, shaver socket, fully tiled walls and ceramic floor tiles.

### **Bedroom 2**

Another double room with coving to ceiling and dado rail, 2 sash windows to

the side, hatch to loft space, fitted wardrobes and 2 radiators.

### **Bedroom 3**

With bay window to the side, coving to ceiling, dado rail, fitted beech effect wardrobes and 2 radiators.

### **Bedroom 4**

With coving to ceiling, dado rail, sash windows to front and side, radiator, fitted wardrobes and door to:

### **Jack & Jill Shower room**

Fitted with a suite comprising shower cubicle with glass door and chrome wall mounted shower, pedestal wash handbasin with chrome taps and close coupled WC. There is a radiator, fully tiled walls, ceramic floor tiles, sash window to the side and further door to:

### **Bedroom 5**

With sash window to the side, radiator, coving to ceiling and dado rail and hatch to loft storage.

### **Family bathroom**

Lobby with built in airing cupboard, sash window to the side and door to the bathroom which has been fitted with a white suite comprising bath with chrome victorian style taps with wall mounted shower, close coupled WC and wash handbasin with chrome taps inset into vanity cupboard. There is a radiator, fully tiled walls, ceramic floor tiles, opaque window to the side and shaver socket.

### **Outside**

#### **Rear garden**

This beautifully maintained rear garden has an extensive paved patio immediately to the rear of the property leading to a manicured lawn with attractive borders

planted with an array of mature shrubs and trees. There is a timber pergola, raised ornamental fishpond, timber potting shed, outside tap and external lighting. The garden is bound by some timber fencing and an attractive brick wall with gates to both sides leading to the front garden.

### **Front garden & driveway parking**

Approached via wrought iron gates with block paved driveway parking for several vehicles and beautifully manicured lawns with well stocked shrub borders including hebe, heather, mahonia and roses together with pretty spring flowering bulbs. There is a screened oil tank which provides fuel for the boiler, mature hedging to the boundary and access to both sides leading to the rear garden.

### **Detached double garage**

With electric up and over door, vaulted ceiling with eaves storage space, light and power, wall mounted cupboard, window to the side and personal door to the garden.

### **EER & Council Tax**

Council Tax Band - G - £2,728.00

Energy Efficiency Rating (EER) - TBC

### **Viewing information**

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

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