



PUTTERILLS

est. 1992

22 Chestnut Walk
Welwyn AL6 0SB
Price £875,000

Immaculately presented 4 bedroom detached chalet style house.

This delightful detached chalet style house has been extensively re-furbished throughout by the current vendor and is situated in a popular residential turning in the highly regarded area of Oaklands. The well proportioned accommodation, decorated in soft neutral tones, benefits from gas heating to radiators along with double glazing throughout and comprises: entrance hall, cloakroom, dual aspect lounge/dining room, shaker style kitchen/breakfast room, family/playroom and utility room. To the first floor there are 4 bedrooms, an en-suite shower room and separate family bathroom. Outside there are front and rear gardens, a single garage and driveway parking for several vehicles. CHAIN FREE.

The desirable residential area of Oaklands is situated just north east of Welwyn village & enjoys some wonderful borders onto woodland & access to fine country walks. The neighbourhood has a junior/mixed infant school and a parade of shops that cater for daily needs. These include a sub post office, general convenience store, flower shop, chip shop & butcher.

Just over a mile away is the truly picturesque village of Welwyn which is steeped in history & located on the banks of the river Mimram. Some great pubs & good restaurants can be found here, along with historic cottages, a hidden manor house, ancient ford, the Old Roman Baths & an independent baker.

Welwyn Garden City is approximately 4 miles south & has a number of leisure facilities, large shopping centre, Debenhams & a John Lewis department store.

There are excellent rail links in the nearby villages of Knebworth & Digswell (Welwyn North) which are approximately 5 minutes by car.

Proximity

The following times and distances are approximate as a guide only:

London Kings Cross (32 minutes by rail via Knebworth) - Hertford (The county town) 6.8 miles - St Albans 12 miles - M25 14 Miles - Luton airport just over 13 miles - Stansted airport (25 miles) - A1M Junction (6) less than a mile away - Heathrow airport (36 miles) - Welwyn Garden City 4 miles.

The accommodation is arranged as follows:

Step up to storm porch with lighting and UPVC front door to:

Entrance hall

A bright and airy welcoming approach to the accommodation with oak flooring, column radiator and doors to:

Cloakroom

Fitted with a modern white suite comprising close coupled dual flush WC and corner wash handbasin with chrome lever mixer tap and mosaic tiling to splashback. There are porcelain floor tiles and an extractor fan.

Lounge/dining room 28'2 x 12'10 (8.59m x 3.91m)

A sizeable dual aspect room with bay window to the front and french doors to the rear opening to the garden. There is oak flooring, coving to ceiling, 2 column radiators and fireplace with cast iron dual fuel burning stove. Contemporary style double doors lead to:

Kitchen/breakfast room 28'2 x 15' (8.59m x 4.57m)

This stunning kitchen has been fitted with a range of shaker style wall and base units in neutral colours of cream and grey with a polished concrete working surface and upstand above and stainless steel inset 1.5 bowl sink with chrome mixer tap. Appliances include Britannia stainless steel range oven with 6 gas burners, glass splashback and chimney style extractor fan above, integrated Smeg dishwasher and separate housing for american style fridge freezer with pull out larder to the side. There is a separate island unit, again fitted with shaker style base units and deep pan drawers and with a built in wine cooler, stainless steel prep sink, polished concrete working surface and breakfast bar seating below. There is oak flooring, 2 windows to the rear and a window to the side, french doors to the rear garden, TV, aerial socket, 2 column radiators, inset ceiling spotlights and a door to:

Playroom/family room 14'9 x 11'1 (4.50m x 3.38m)

A lovely cosy room with bay window to the front, oak flooring, TV aerial socket, column radiator and built in storage cupboard.

Utility room

Fitted with white gloss wall and base units with roll top working surfaces above, single drainer stainless steel sink with chrome mixer tap and space and plumbing below for washing machine and tumble dryer. There are porcelain floor tiles and a door leading to the garage.

STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR

Landing

With timber handrail, column radiator, hatch to fully boarded loft and doors to:

Master bedroom 22' x 13' (6.71m x 3.96m)

A good size dual aspect room with dormer windows to the front and rear, 2 column radiators, eaves storage cupboard, TV aerial socket and door to:

En-suite shower room

Fitted with a white suite comprising shower cubicle with glass door and chrome wall mounted shower with hand held attachment and additional overhead shower, wall mounted wash handbasin with chrome lever style mixer tap and concealed cistern dual flush WC inset into storage cupboard with polished concrete top. There is a chrome ladder style heated towel rail, fully tiled walls and porcelain floor tiles, extractor fan and wall mounted bathroom cabinet with mirror front and inset sensor lighting.

Bedroom 2 13'8 x 12'7 (4.17m x 3.84m)

Another double room with dormer window to the rear, eaves storage cupboard and column radiator.

Bedroom 3 17'7 x 9' (5.36m x 2.74m)

Double room with dormer window to the front, eaves storage cupboard and column radiator.

Bedroom 4 10'1 x 9'7 (3.07m x 2.92m)

With dormer window to the front, radiator and built in desk.

Bathroom

Fitted with a white suite comprising shower cubicle with chrome wall mounted shower and glass door, composite wash handbasin with gloss vanity drawer below and chrome lever style mixer tap, close coupled dual flush WC and free standing bath with chrome mixer tap. There is a chrome ladder style heated towel rail, porcelain floor tiles, fully tiled walls, wall mounted mirror with sensor lighting, dormer window to the rear and inset ceiling spotlights.

Outside

Rear garden

Mainly laid to lawn with a paved patio to the rear of the property and further sunken paved patio with sleeper style walling. There is an outside tap and external lighting, screened garden storage area and detached garden workshop with up and over door to the front and windows and a personal door to the side, light and power. The garden is bound by timber fencing and there is access both sides to the front garden via shingled walkways.

Front garden

Laid to lawn with low level timber fencing to the boundary and ornamental and security lighting.

Single garage & driveway 19' x 10'2 (5.79m x 3.10m)

Shingled carriage driveway leading to a single garage with timber doors to the front, windows to the side and a personal door to the utility room. There is a mezzanine storage area housing the pressurised water cylinder and a wall mounted Vaillant gas boiler providing for heating and domestic hot water.

Council tax & EER

Council Tax Band - D £1,730.00
Energy Efficiency Rating (EER) - C

Viewing information

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

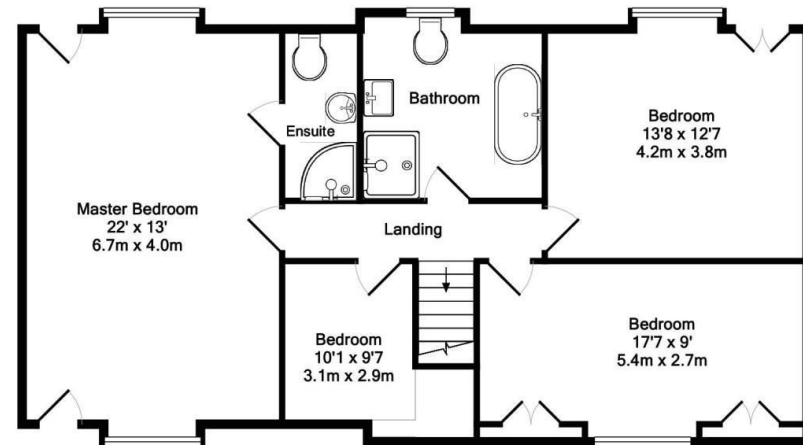




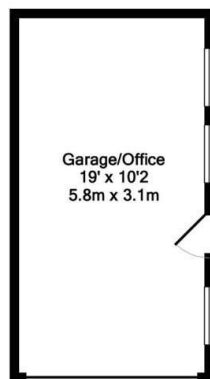




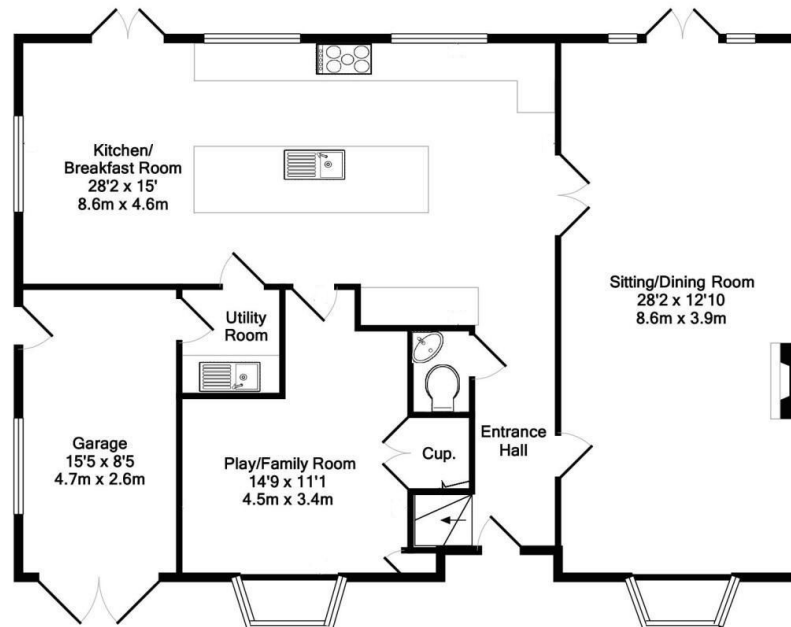
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