



PUTTERILLS

est. 1992

18 Canonsfield  
Oaklands, Welwyn AL6 0QD  
**Offers in excess of £700,000**



## Versatile 4/5 bedroom semi detached house.

This characterful semi detached house is situated in a popular turning within easy reach of Mardley Heath nature reserve together with the local shopping parade and transport links. The flexible accommodation benefits from gas heating to radiators and double glazing throughout and comprises porch, entrance hall, lounge with fireplace, open plan dining room and kitchen, family room/bedroom 5 and ground floor shower room. To the first floor there are 4 double bedrooms and a study, en-suite shower room to the master bedroom and separate family bathroom. Outside there is a good size rear garden, single garage, car port and driveway parking for numerous vehicles.

The area of Oaklands is situated just north east of Welwyn village & enjoys wonderful bordering woodland along with some fine country walks. With excellent quality housing stock & a number of private residential turnings, the area boasts a parade of shops that include a sub post office, general convenience store, flower shop, butcher & junior/mixed infant school. The picturesque village of Welwyn is steeped in history & just over a mile away. Located on the banks of the river Mimram, the village comprises some great pubs, good restaurants, historic cottages, a hidden manor house, ancient ford, the Old Roman Baths & independent baker. Welwyn Garden City is approximately 4 miles south & has a number of leisure facilities, large shopping centre & a John Lewis department store.

The area has excellent road and rail links in the nearby villages of Knebworth & Digswell which are approximately a 5 minutes car journey away.

### Proximity

The following times and distances are approximate as a guide only: London Kings Cross (32 minutes via rail link at Knebworth) -- 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) approx 1 mile -- Heathrow airport (37 miles).

### The accommodation is arranged as follows

Canopy porch over a half glazed door leading to:

### Entrance Vestibule

With decorative circular window to the front, ceramic quarry style floor tiles and storage cupboards to one wall. Multi pane door to:

### Hall

With staircase to the first floor and under stairs storage cupboard, radiator,

phone point, door to the garage and further door to:

### Lounge 24'3 x 14'7 (7.39m x 4.45m)

A dual aspect room with windows to the front and side. A fireplace with tiled surround and hearth, 2 radiators, picture rail, TV aerial socket and double glazed doors with glazed side panels leading to:

### Dining Room 18' x 11'5 (5.49m x 3.48m)

Another dual aspect room with tiled flooring and double french doors to the rear garden, a window to the rear and further glazed door with side window leading to the patio area. Radiator and opening to the kitchen.

### Kitchen 13'5 max x 12'10 max (4.09m max x 3.91m max)

Fitted with a range of Oak Shaker style wall and base units, a larder cupboard and roll top working surfaces with complementary tiling. Ceramic 1 bowl

sink with chrome Victorian style mixer tap. Appliances include a Smeg stainless steel split level oven and microwave, a 5 ring ceramic hob with stainless steel chimney extractor fan above, there is space for a dish washer and fridge/ freezer. Ceramic floor tiling, radiator, opening to the dining room giving access to the rear, door back to the hall and further door to

### Family Room/Bedroom 5 14' x 9'8 max (4.27m x 2.95m max)

With beech laminate flooring, sliding patio doors to the rear garden, radiator and glazed door to:

### Shower Room 8'9 x 5'8 (2.67m x 1.73m)

Fitted with a white suite comprising a close coupled WC, wall mounted wash hand basin with chrome Victorian taps. A shower cubicle with glass sliding door and wall mounted Triton electric shower. A white ladder style heated

towel rail and an opaque window to the rear. There is also space for a washing machine and tumble dryer.

STAIRCASE FROM THE HALL LEADING TO THE FIRST FLOOR

### **Landing**

A split level landing with a hatch to the loft, 2 storage cupboards, Velux window to the front and doors to:

### **Bedroom 1 24'6 x 9'8 (7.47m x 2.95m)**

A dual aspect room with windows to the side and rear. 2 radiators, fitted wardrobes to one wall. Door to:

### **En Suite Shower Room**

With a white suite comprising a shower cubicle with glass door and chrome wall mounted electric shower, pedestal wash handbasin with chrome Victorian taps and a low level WC. Ceramic floor tiling and half tiled walls, chrome heated towel rail and opaque window to the rear.

### **Bedroom 2 13'8 x 11'5 (4.17m x 3.48m)**

A double room with fitted wardrobes, a window to the front, stripped pine flooring and radiator.

### **Bedroom 3 11'9 x 9'2 (3.58m x 2.79m)**

Another double room with window to the rear, built in wardrobes, further storage cupboard and radiator.

### **Bedroom 4 8'2 x 7'8 (2.49m x 2.34m)**

With a window to the rear and radiator.

### **Study 6'6 x 4'6 (1.98m x 1.37m)**

Velux window to the front and radiator.

### **Family Bathroom 11'2 x 8'9 (3.40m x 2.67m)**

White suite comprising a panelled bath with glass sower screen, chrome Victorian style taps and wall mounted shower, a wash handbasin inset into a vanity unit with storage below and a low level WC. There is a shelving storage unit, radiator, vinyl wood effect flooring and an opaque window to the rear.

### **Outside**

#### **Rear Garden**

A paved patio with red brick edging leads to a deep lawn, with mature borders of trees and shrubs. There are 2 timber sheds and a summer house with light and power, fenced boundaries with a gate giving access to the front, an outside tap and ornamental lighting.

#### **Front Garden**

To the front of the property is a large shingle area affording parking for numerous vehicles and leads to the garage and carport. There is security lighting and a hedge to the side boundaries.

### **Garage 15' x 9'8 (4.57m x 2.95m)**

Of single width design with up and over door, electricity and a rear personal door giving access to the hall.

### **Carport 13' x 9'8 (3.96m x 2.95m)**

This is a convenient addition to the garage providing a sheltered parking

space with a wall to one side and fencing to the side and rear. Here the gate leads to the rear garden.

### **Council Tax & EER Rating**

Council Tax Band - F - £2,369

Energy Efficiency Rating (EER) - D

### **Viewing Information**

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

### **Please Note**

Disclaimer

Putterills endeavor 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. Money Laundering Regulations Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.





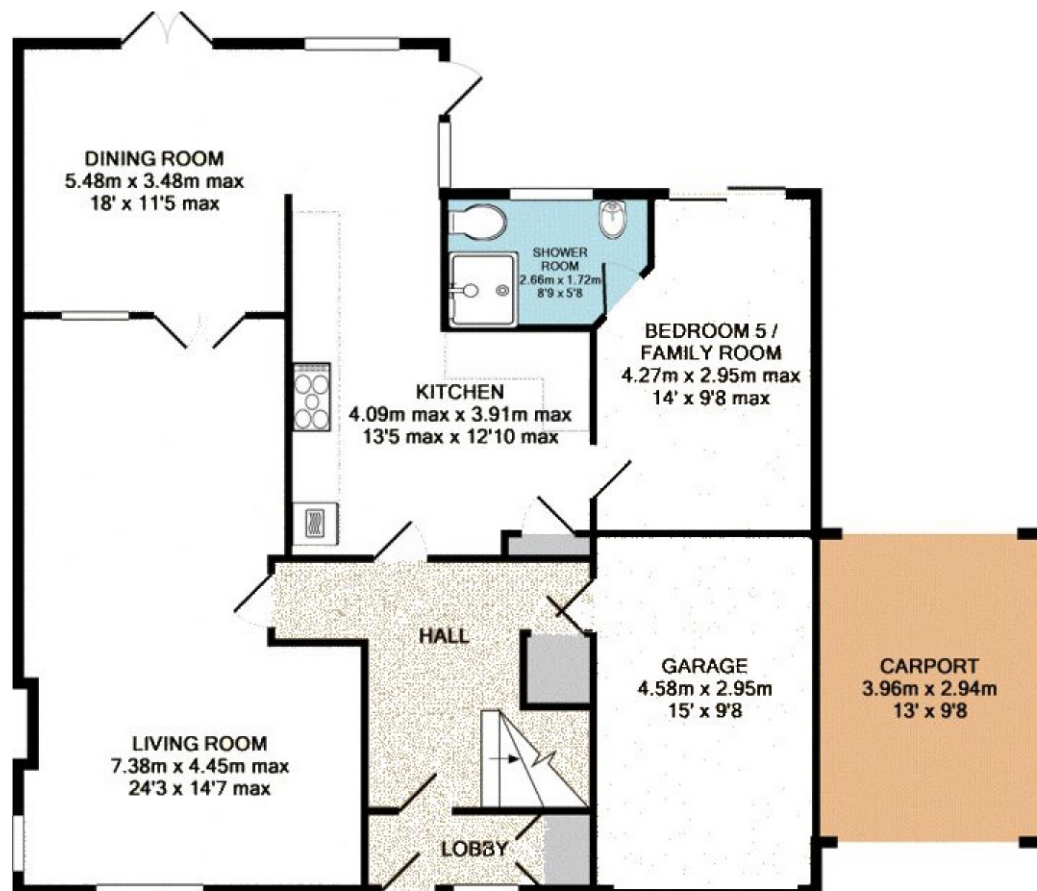












GROUND FLOOR  
APPROX. FLOOR  
AREA 113.6 SQ.M.  
(1223 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 70.8 SQ.M.  
(762 SQ.FT.)

TOTAL APPROX. FLOOR AREA 184.5 SQ.M. (1986 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2017