



PUTTERILLS

est. 1992

71 Robbery Bottom Lane  
Oaklands, Welwyn AL6 0UL  
**Price £779,950**



## Immaculately presented 4 bedroom detached house in highly regarded turning.

This immaculately presented detached property is situated on an elevated plot, affording far reaching views to the front in a highly regarded turning, within easy reach of the local shops and transport links. The split level accommodation benefits from gas heating to radiators and double glazing throughout and comprises entrance hall, cloakroom, sitting room/guest bedroom, kitchen/breakfast room, lounge and dining room. Upstairs there is a master bedroom decorated in soft neutral tones with a contemporary en-suite shower room, 3 further bedrooms, one of which is currently being used as a study and a separate family bathroom. Outside there are well stocked front and rear gardens with a detached summer house to the front, detached single garage and ample driveway parking.

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 & Digsweil (Welwyn North) which are approximately 5 minutes by car.

### Proximity

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

London Kings Cross (23 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:

Open porch with UPVC front door leading to:

#### Entrance hall

A welcoming approach to the accommodation with radiator, useful cloak cupboard and doors to:

#### Sitting room/guest bedroom

This bright and airy, versatile room is currently being used as an additional sitting room but could double up as a guest bedroom if required. There are patio doors

overlooking the front garden, TV aerial socket, Sky TV point, coving to ceiling and a radiator.

#### Cloakroom

Fitted with a white suite comprising concealed cistern WC and wall mounted wash handbasin with chrome lever style mixer tap. There is tiling to splashbacks, ceramic floor tiles, radiator and high level window to the side.

#### STAIRCASE TO:

#### Hallway

Radiator and doors to:

#### Kitchen/breakfast room

Fitted with a range of oak shaker style wall and base units with additional pull out storage racks, deep pan drawers, roll top working surfaces above, part tiled splashbacks and stainless steel single drainer sink with brushed chrome mixer tap. Appliances include Neff stainless steel double oven and grill with 4 ring gas hob

and additional wok burner and chimney style extractor fan above, integrated Bosch dishwasher and space for american style fridge freezer. There is a separate island unit with oak base cupboards and breakfast bar seating. A window overlooks the front affording far reaching views over the rooftops to the woods beyond and there is a further window to the side. A built in larder cupboard houses a wall mounted gas boiler providing for heating and domestic hot water together with space and plumbing below for a washing machine. There are ceramic floor tiles with underfloor heating and chrome ceiling spotlights.

#### Lounge

A good size room with 2 sets of french doors to the rear leading to the garden, coving to ceiling, inset stainless steel ceiling spotlights, 2 radiators, telephone point, TV aerial socket, Sky TV point and attractive wall mounted contemporary style pebble effect gas fire.

### **Dining room**

Decorated in lovely heritage blue colours with a window to the side, coving to ceiling and radiator.

STAIRCASE TO:

### **Half landing**

With window to the front and door to:

### **Master bedroom**

A lovely characterful room with window to the front, radiator, TV aerial socket and door to:

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

Fitted with a contemporary suite comprising white wall mounted dual flush WC inset into grey high gloss cupboard, concrete effect wash handbasin with chrome mixer tap and grey high gloss vanity cupboard below and shower cubicle with concrete effect splashback, chrome wall mounted shower and additional monsoon style overhead shower. There is a chrome ladder style heated towel rail, wall mounted, slimline vanity cupboard, ceramic floor tiles with underfloor heating, ceiling spotlights and velux window to the side.

Staircase to:

### **Landing**

With small hatch to loft space and doors to:

### **Bedroom 2**

A good size dual aspect room with windows to the side and rear, 2 radiators, telephone point and useful eaves storage cupboards.

### **Bedroom 3**

Decorated in cool grey tones with dormer window to the side and radiator.

### **Bedroom 4**

Currently being used as a study, with velux window to the side, radiator, eaves storage cupboard and additional over stairs storage area.

### **Bathroom**

Fitted with a white suite comprising bath with chrome mixer tap, concealed cistern dual flush WC and wash handbasin with chrome lever style mixer tap. There is a chrome ladder style heated towel rail, oak wall mounted bathroom cabinet with mirror front, tiling to splashbacks with attractive mosaic border, vinyl floor tiles and built in airing cupboard housing hot water cylinder.

### **Outside**

#### **Rear garden**

A lovely secluded rear garden with paved patio immediately to the rear of the property and red brick retaining wall and steps leading to a good size lawn. There are well stocked borders planted with a variety of shrubs and perennials including acer, potentilla and peony. Stepping stones lead to a further patio to the rear of the plot and a timber potting shed. There is ornamental lighting, timber fencing to the boundary and gates either side leading to the front garden. To the side of the property there is an outside tap.

#### **Front garden**

Mainly laid to block paving with well stocked raised beds planted with numerous shrubs and perennials including foxgloves, geranium, hostas, roses, spirea, choisya and a lovely wisteria to name but a few. There is a sunny south facing slate effect patio and external lighting.

#### **Summer house**

Of timber and glass construction with power points and ceramic floor tiles.

### **Garage & parking**

Detached double garage with electric up and over door, light and power, loft storage area and window and personal door to the side. There is additional block paved driveway parking for several vehicles. The driveway is accessed via timber gates.

### **EER & Council tax**

Council Tax Band - G £2,884

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.













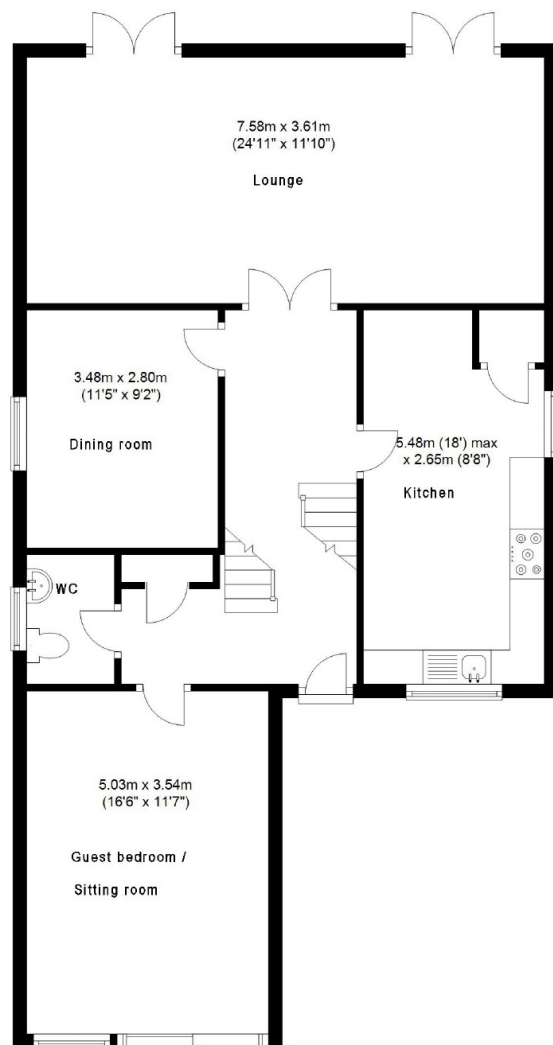






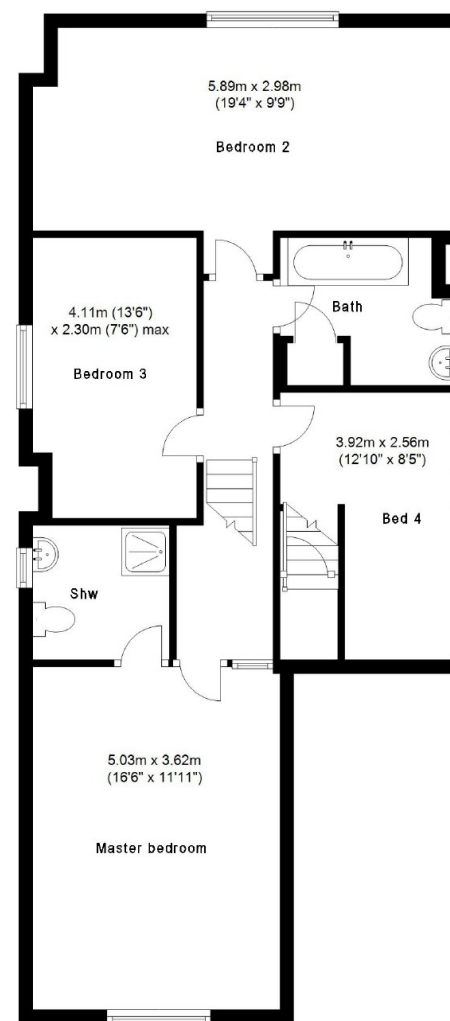
## Ground Floor

Approx. 87.8 sq. metres (945.3 sq. feet)



## First Floor

Approx. 73.4 sq. metres (790.5 sq. feet)



Total area: approx. 161.3 sq. metres (1735.8 sq. feet)



PUTTERILLS

EST. 1992

[putterills.co.uk](http://putterills.co.uk) | 01438 817007 | [kneb@putterills.co.uk](mailto:kneb@putterills.co.uk)

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.