



PUTTERILLS

est. 1992

2 Whetstone Court, Oaklands, Welwyn, AL6 0QY
Offers in excess of £460,000

Attractive 3 bedroom semi detached house for the over 35's in private cul de sac

This deceptively spacious semi-detached house was built of character stock brick in the 1980's by highly regarded local builders Court Homes Ltd, and occupies a delightful private cul-de-sac location. The development has been specifically built for the over 35's with children age 12 years plus. The accommodation requires cosmetic improvement throughout and comprises: Entrance lobby, cloakroom, dual aspect lounge/dining room, kitchen/breakfast room, utility room, 3 double bedrooms & 2 en-suites. Outside there is a low maintenance courtyard style rear garden, front garden, single garage and driveway parking for 2 cars. The property is being offered 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, hairdressers, public house, 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 (37 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:

Canopy style storm porch and part glazed timber front door to:

Entrance vestibule

With coving to ceiling, radiator, window to side and doors to:

Cloakroom

Fitted with a coloured suite comprising corner wash handbasin with chrome taps and tiled splashback and close coupled W.C. There is vinyl flooring, coving to ceiling, radiator and opaque window to the side.

Lounge/dining room 26'1 x 13'4 (7.95m x 4.06m)

A lovely spacious dual aspect room with bay window to the front and patio doors to the rear opening to the courtyard garden. There are 2 radiators, coving to ceiling, 3 wall light points, ceiling light, useful understairs storage cupboard, TV aerial socket and an attractive limestone effect fireplace with fitted coal effect gas fire. A door leads to:

Kitchen/breakfast room 16'6 x 7'11 min (5.03m x 2.41m min)

Fitted with a range of limed timber wall and base units with complementary working surfaces above, breakfast bar seating, tiled splashbacks and acrylic 1.5 bowl sink with chrome mixer tap. Appliances include integrated fridge/freezer and dishwasher and split level double oven and grill. There is a radiator, windows to the rear and side and a door to:

Utility room 6'4 x 6'1 (1.93m x 1.85m)

Fitted with wall and base units with roll top working surfaces above, tiled splashback and ceramic single drainer sink with mixer tap. There is space and plumbing for a washing machine and tumble dryer, window to the rear, door to the garage and further door leading to the rear garden.

STAIRCASE FROM LOUNGE TO FIRST FLOOR

Landing

Split level landing with hatch to part boarded loft, radiator and doors to:

Bedroom 1 12'3 x 12' max (3.73m x 3.66m max)

A well proportioned double room with bay window to the front, radiator, coving to ceiling, range of fitted mirror fronted wardrobes, TV aerial socket, telephone point, built in over stairs cupboard with shelves and door to:

En-suite bathroom 8'9 x 5'6 (2.67m x 1.68m)

Fitted with a coloured suite comprising bath with chrome mixer tap and wall mounted shower attachment, pedestal wash handbasin with chrome mixer tap and close coupled W.C. There are fully tiled walls, coving to ceiling, airing cupboard and opaque window to the front.

Bedroom 2 12' x 9'1 (3.66m x 2.77m)

Another double room with window to the rear, radiator, coving to ceiling and fitted mirror fronted wardrobes.

En-suite shower room 9'1 x 5'9 (2.77m x 1.75m)

Again fitted with a coloured suite, this time comprising shower cubicle with glass door and wall mounted chrome shower, pedestal wash handbasin with chrome mixer tap and close coupled W.C. There is a towel radiator, coving to ceiling, fully tiled walls and opaque window to the rear.

Bedroom 3 17'4 x 7'1 (5.28m x 2.16m)

A characterful double room with sloping ceiling, velux window to the rear and radiator.

Outside

Rear garden

This courtyard style rear garden has been planted for ease of maintenance with a paved patio immediately to the rear of the house leading to a shingled area planted with a variety of mature shrubs and

trees including choisya, roses, spirea and heather. There is an attractive timber pergola swathed in attractive climbers, outside tap and external security lighting. To the side of the property there is a shingled area with a timber garden shed and timber gate to the front garden.

Front garden & driveway

Again planted with ease of maintenance in mind to include several mature shrubs and trees. There is external lighting and parking for 1 vehicle.

Single garage 18'10 x 9'3 (5.74m x 2.82m)

Up and over door with window to the side, light and power and personal door to the utility room. There is a wall mounted Potterton gas boiler providing for heating and domestic hot water.

Council tax & EER

Council Tax Band F £2,499.00

Energy Efficiency Rating (EER) - D

Whetstone Court Residence Association - £50 per annum

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

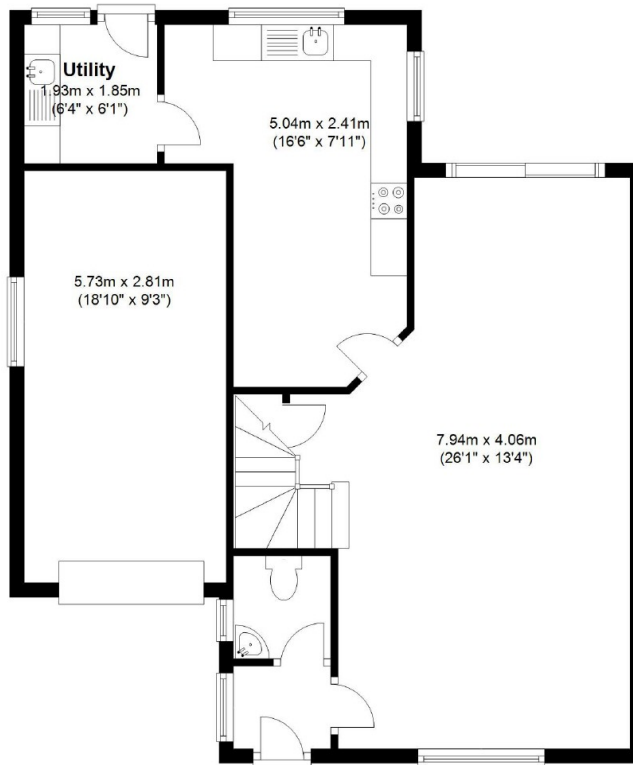
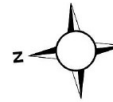






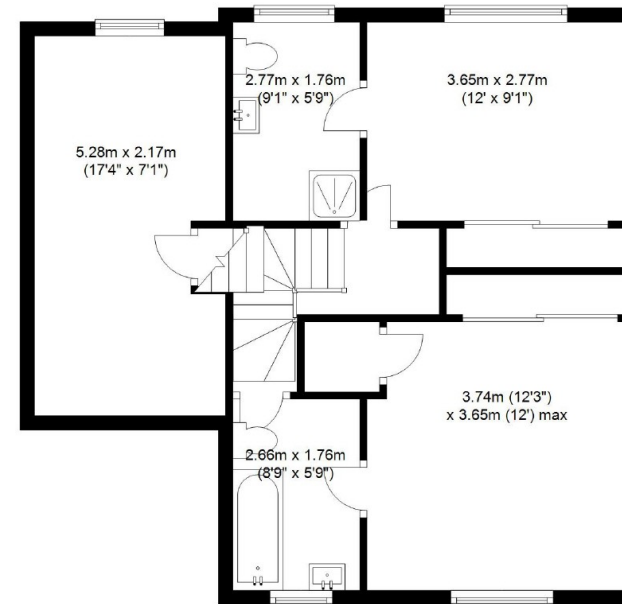
Ground Floor

Approx. 73.3 sq. metres (789.1 sq. feet)



First Floor

Approx. 57.9 sq. metres (623.6 sq. feet)



Total area: approx. 131.2 sq. metres (1412.6 sq. feet)

Includes garage area
Plan produced using PlanUp.



PUTTERILLS

EST. 1992

putterills.co.uk | 01438 817007 | 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.