



P U T T E R I L L S

est. 1992

15 Broom Hill, Oaklands, Welwyn AL6 0SF

Price £695,000

Detached bungalow with 4 double bedrooms and secluded plot

This detached bungalow sits towards the middle of its secluded plot and lends itself to extension and improvement subject to normal consents. . The property benefits from leaded-light double glazing throughout and comprises: Vestibule, entrance hall, lounge with open fireplace, dining room, study/playroom, kitchen breakfast room, utility room, cloakroom, 4 double bedrooms (the main with en-suite WC) and bathroom. Outside there are mature front and rear gardens planted with an abundance of mature trees and shrubs, and a gravel driveway approached via a five-bar gate and providing parking for several vehicles.

Just over a mile away is the 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 (30 minutes via rail link at Welwyn North) -- 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:

Step up to open storm porch with external lighting and front door opening to:

Vestibule

A useful entrance space with cupboards with opaque glazed doors providing excellent hanging and storage space for coats and shoes. There is pine flooring, a ceiling light, radiator and multi glazed door to:

Entrance Hall

A welcoming approach with pine floorboards, ceiling light, radiator and door

to:

Lounge 19'11" x 11'11" (6.07m x 3.63m)

The characterful lounge has a wide window with French doors opening to the side garden. There are exposed, stained floorboards, and a brick built fireplace with timber mantle shelf and brick built hearth, two ceiling lights, radiator and opening to:

Dining Room 11'11" x 6'11" (3.63m x 2.11m)

With a window to the front, ceiling light, radiator and exposed floorboards.

Study / Playroom 13' x 7'10" (3.96m x 2.39m)

Currently in use as a study, this versatile room is approached from the hall, has a wide window to the front, pine floorboards, a ceiling light and a radiator.

Kitchen 10'2" x 9'11" (3.10m x 3.02m)

Fitted with a range of Shaker style wall and base units with cupboards and drawers, larder cupboard, glazed display cupboards and wooden work-tops with tiled splash-

backs and an enamel sink with mixer tap and drainer. Appliances include an integral under-counter fridge, "Smeg" oven and grill and a "Smeg" gas hob with extractor fan over. There is space for a dishwasher and space for a free standing fridge freezer. The kitchen has wooden effect flooring, skylight, inset ceiling spotlights and a wide opening to:

Breakfast Room 11'11" x 6'1" (3.63m x 1.85m)

With a box window to the rear with a window seat and space for a table and chairs, the breakfast room has a continuation of the wood effect flooring from the kitchen, radiator, inset ceiling spotlights and door to:

Utility Room 6'10" x 6'1" (2.08m x 1.85m)

With window to the rear, a range of storage units with wood effect worktops and sink with drainer, space for washing machine and drier, ceramic tiled floor, ceiling lights and door to:

WC

Fitted with a suite comprising low level WC, and wash hand basin set into a vanity unit with cupboard below. There is a ceiling light, radiator and opaque window to the side.

Inner Hall

Extending from the entrance hall, the inner hall has doorways to all of the bedrooms and the bathroom. There is stripped pine flooring and a cupboard housing the lagged hot water tank. A hatch leads to the loft where the boiler is sited.

Bedroom 1 14'2" x 12'2" (4.32m x 3.71m)

This well proportioned room has a window to the rear overlooking the garden, and in-built wardrobes with sliding doors providing excellent storage space. There is a radiator, further hatch to loft, ceiling light and door to:

En-Suite Cloakroom

With suite comprising wash hand basin set into a vanity unit with cupboard under, and low level WC. There is a radiator, tiling to the floor and opaque window to the rear.

Bedroom 2 12'2" x 11'3" (3.71m x 3.43m)

This lovely room has a window to the front, built-in wardrobes with sliding doors, ceiling light and radiator.

Bedroom 3 14'10" x 8'1" (4.52m x 2.46m)

With window to rear, built-in wardrobe with mirror front, ceiling light and radiator.

Bedroom 4 11'3" x 10'6" (3.43m x 3.20m)

This smallest bedroom is still capable of taking a double bed. There is a range of built-in wardrobes and overhead cupboards with in-built bedside tables too.

Window to the front, radiator and ceiling light.

Bathroom

This generous sized bathroom has colour stained wooden wainscotting and a pink suite comprising bath with wooden panel to side, low level WC and wash hand basin with built-in cupboards below and to the side. There is a tiled counter top with mirror behind, tiled splash-backs and a shower cubicle with Triton electric shower. Co-ordinating colour-washed floorboards, window to the rear, two ceiling lights and radiator.

Outside

A particular feature of the property, the plot wraps around the bungalow and has mature shrubs and trees forming the boundaries and providing a good degree of seclusion.

Rear & Side Gardens

Immediately adjacent to the property at the rear there is a paved walkway with steps leading up to a lawn with sun terrace where there is space for a table and chairs. Greenery is provided by a sweet chestnut tree and an oak tree, along with hedged boundaries. A low wrought iron gate leads to one side with steps up to a compost area, and a brick built archway leading to the side garden with potting area, wooden shed and green house, a lawn and shrubs with colourful foliage. To the other side of the bungalow there is a gravelled area providing a shady place to sit, and from here the French doors lead back into the lounge.

Front Garden & Driveway

The gravel driveway is approached via a five bar gate with additional personal gate, and provides parking for several cars. There is a lawn with flower bed borders

and a mature oak tree.

EER & Council Tax

Council Tax Band £TBA

Energy Efficiency Rating (EER) - D

Directions

From the entrance of Oaklands Rise drive approximately 0.1 mile then turn left onto Woodland Way, after approximately another 0.1 go straight across at the junction with Copse Hill to stay on Woodland Way which then turns left and becomes Broom Hill. 15 Broom Hill can be found on the right

Viewing Information

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

Please Note

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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.



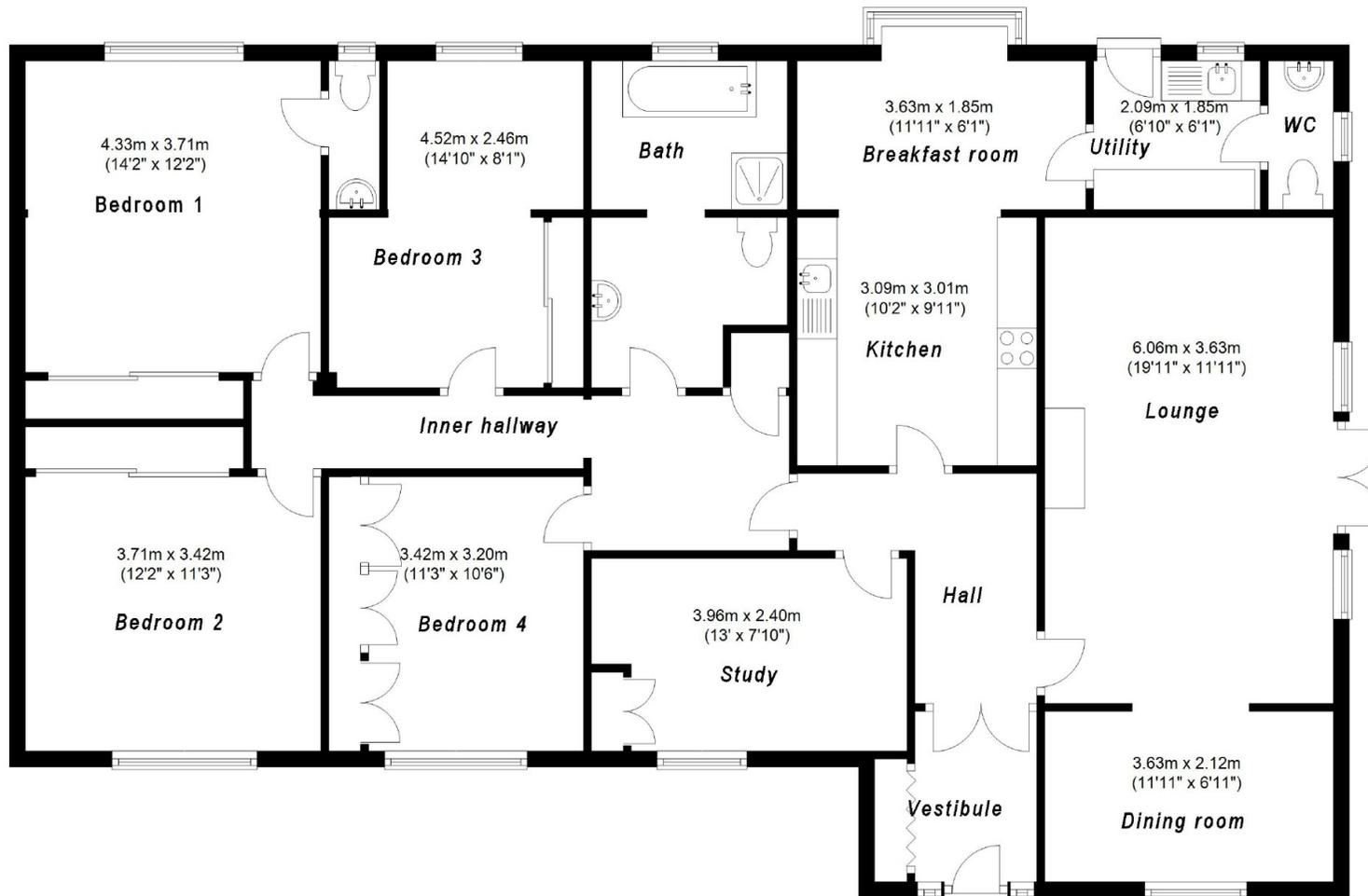
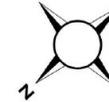






Ground Floor

Approx. 150.8 sq. metres (1622.9 sq. feet)



Total area: approx. 150.8 sq. metres (1622.9 sq. feet)



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