



PUTTERILLS

EST. 1992

27 Canonsfield Road, Oaklands, Welwyn AL6 0PY

Price £699,995

Highly individual split level 4 bedroom detached house in convenient turning

This extremely individual split level house is situated in a popular turning in the highly regarded Oaklands area within easy reach of the local shops and transport links, together with Mardley Heath nature reserve. The accommodation benefits from gas heating to radiators along with double glazing throughout and comprises: Entrance vestibule, entrance hall, kitchen, inner hall, sitting room, dining room, garden room, 3 ground floor bedrooms and family bathroom. To the lower ground floor there is a master bedroom with en-suite shower room. Outside there is a tiered rear garden leading to a double garage and ample off street parking to the rear. The drive runs along side the property and leads to the deep front garden where there is further off steet parking for several vehicles. THE PROPERTY REQUIRES SOME UPDATING AND OFFERS SCOPE TO EXTEND STPC.

The area of Oaklands is situated just north east of Welwyn village & enjoys a number of private residential turnings, some wonderful borders onto woodland & access to fine country walks. The area boasts a junior/mixed infant school and a parade of shops that includes a sub post office, general convenience store, flower shop, hairdresser, fish and chip shop & butcher. 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 & a John Lewis department store.

The area has excellent 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 (37 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) -- AIM Junction (6) approx 1 mile -- Heathrow airport (37 miles).

The accommodation is arranged as follows:

Opaque glazed front door to:

Entrance vestibule

With quarry tiled floor, window to the side, lighting and part glazed door to:

Entrance hall

Oak laminate flooring, deep shelved storage cupboard, opening to kitchen and door to inner hall:

Kitchen

Recently fitted with a range of modern cream gloss wall and base units with oak effect roll top working surfaces above, tiled splashback and ceramic 1.5 bowl sink with chrome mixer tap. Appliances include stainless steel split level double oven and grill, 4 ring halogen hob with concealed extractor fan above and integrated Neff dishwasher. There is also space and plumbing for a washing machine and fridge freezer. Windows overlook the front garden and the driveway to the side and there is a contemporary column radiator and oak laminate flooring.

Inner hall

With shelved airing cupboard housing hot water cylinder, radiator and doors to:

Dining room

With window to the side, radiator, coving to ceiling, built in storage cupboard with hanging rail and opening with oak surround to:

Sitting room

A lovely bright spacious room with window to the rear, 2 radiators, 4 wall lights, TV aerial socket, stone fireplace with inset display alcoves and shelves and cast iron log burning stove. French doors open to:

Garden Room

Of UPVC and brick construction with windows to both sides and french doors to the rear garden, linoleum flooring, 4 wall lights and space and vent for a tumble dryer.

Bedroom 2

A double room with window to the front and radiator.

Bedroom 3

Another double room with window to the side, radiator and fitted wardrobe with sliding mirror fronted doors.

Bedroom 4

Flexible room that could be used as a study if required. There is a window to the side, radiator and fitted wardrobe.

Bathroom

Fitted with a modern white suite comprising bath with glass shower screen and chrome mixer tap with additional wall mounted power shower, concealed cistern dual flush WC and wash handbasin with chrome taps inset in beech effect vanity cupboard. There are part tiled walls and ceramic floor tiles, chrome ladder style heated towel rail, extractor fan and opaque window to the front.

STAIRCASE TO LOWER GROUND FLOOR

Master bedroom

A dual aspect double room with window to the side and bow window to the front, radiator, wall light, fitted corner wardrobe and opening to:

En-suite shower room

Approached via an inner lobby with deep built in cupboard with hanging rail and door to en-suite. The en-suite is fitted with a coloured suite comprising shower cubicle with glass door and wall mounted shower, close coupled WC and pedestal wash handbasin with gold effect taps. There are part tiled walls, radiator, wall mounted light with shaver socket, extractor fan and built in cupboard housing Vaillant gas boiler providing for heating and domestic hot water.

Outside

Rear garden

This pretty, tiered rear garden has been meticulously maintained by the current vendors and has a paved patio immediately to the rear of the property bound by well stocked borders planted with an array of shrubs and perennials including lavender, hydrangea, geranium, spirea, ferns and rhododendron to name but a few. There is a further tiered border planted with lillies, roses and peonies with steps running through the middle to the parking area. Beyond the patio and approached via a timber arch is a shady seating area laid to shingle and bound by mature evergreen shrubs.

Garage & parking

Beyond the rear garden there is a good size parking area for several vehicles which could be converted back to garden land if required. There is a timber garden shed, log storage area and greenhouse. There is also a detached double garage with up and over door, light and power. The driveway continues along the side of the property and leads to the front garden.

Front garden

Laid to lawn with several mature oak trees and approached at the front via a timber 5 bar gate. There are deep mature borders planted with numerous evergreen shrubs including fatsia, camellia, box and laurel. There is also a shingled seating area and steps to the side leading to a vegetable patch with raised beds which in turn leads back to the rear patio.

Council tax & EER

Council Tax Band F £2,499.00
Energy Efficiency Rating (EER) - D

Viewing information

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

Agents note

Disclaimer
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Total area: approx. 147.1 sq. metres (1583.0 sq. feet)