



Impressive detached house in an exclusive private turning of just 16 similar homes

This spacious detached family house was constructed by 'Court Homes Ltd' in 1986 & benefits from a private mature garden backing onto woodland. With a private block paved driveway and double width garage, the accommodation comprises: Entrance hall with cloakroom, generous lounge with fireplace, dining room, study, fitted kitchen with adjoining utility room, 4 well proportioned bedrooms, en-suite shower and modern family bathroom. The rear garden has been thoughtfully planted and is well maintained, with lawn and seating areas, established trees and shrubs.

Mardley Dell is an exclusive private turning of just 16 dissimilar homes approached via a fine pillared entrance - being with easy reach of the local amenities in either Oaklands, Welwyn or Knebworth.

The desirable residential area of Mardley Heath 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. 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 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 style entrance porch to:

Entrance Hall

A good size welcoming approach to the accommodation with cloakroom, cloaks cupboard, and doors to the majority of the accommodation including glazed double door to:

Lounge 23'4 x 12'11 (7.11m x 3.94m)

This bright dual aspect room has a window to the front and french doors opening to the conservatory with views over the garden beyond. There is an attractive limestone gas fireplace, radiators, ceiling lights and glazed door to.

Conservatory 12' x 10' (3.66m x 3.05m)

A lovely addition to the property of UPVC and brick construction with radiator and french door opening to the rear garden.

Kitchen/Breakfast Room 12'11 x 12'6 (3.94m x 3.81m)

Fitted with a range of white wall and base units with working surfaces incorporating a stainless steel sink with chrome mixer tap.

Appliances include double oven, 4 ring electric hob and extractor fan above. There is space for a dishwasher, wooden effect flooring, window to rear, space for a table and chairs and door to

Utility Room 10'8 x 6'11 (3.25m x 2.11m)

Fitted with a range of white wall and base units, stainless steel single drainer sink with chrome mixer tap, tiled splashback and plumbing for a washing machine. Window to rear and glazed door to rear garden.

Dining Room 13'2 x 12'11 (4.01m x 3.94m)

With walk-in bay window to the front, ceiling light and door to:

Study 10' x 6'11 (3.05m x 2.11m)

Again with a window to front, this versatile room could also serve well

as a playroom.

STAIRCASE FROM ENTRANCE
HALL TO FIRST FLOOR

Landing

Spacious landing with window to the rear leading to landing with loft hatch and doors to:

Bedroom 1 15'5 x 13' (4.70m x 3.96m)

A bright and airy double room with fitted wardrobes. There is a window to the front, radiator, ceiling light and door to:

En-suite shower room

Fitted with a modern white suite comprising shower cubicle with glass door and wall mounted chrome shower, vanity unit wash handbasin with chrome mixer tap and, low level WC. There is an opaque window to the rear.

Bedroom 2 12'10 x 10'2 (3.91m x 3.10m)

Another well proportioned room with fitted wardrobes, window to the rear overlooking the garden and the woodland beyond, radiator and ceiling light.

Bedroom 3 12'10 x 9'10 (3.91m x 3.00m)

Window to the front, radiator and ceiling light.

Bedroom 4 9'7 x 9'1 (2.92m x 2.77m)

With fitted cupboard, window to the front, radiator and ceiling light.

Family Bathroom

Fitted with a modern white suite comprising bath with glass shower screen, wall mounted chrome taps and chrome wall mounted shower, wall mounted wash handbasin with chrome tap and low level dual flush WC.

Outside

Rear garden

A particular feature of the property, the well landscaped secluded rear garden has a wide lawn, with pathway and patio adjoining the house. There is gated access directly opening to Mardley Heath nature reserve. A garden shed has been converted into a home office with broadband, power and light.

Front garden and driveway

Paved pathway and lawn, and generous paved lawn providing parking for several cars.

Double garage 18'4 x 16'10 (5.59m x 5.13m)

This double detached garage has 2 electric roller doors and a personal door to the side. There is light and power, additional eaves storage and a window to the side.

Council tax & EER

Council Tax - Band G - £2950.23
Energy Efficiency Rating (EER) - C

Viewing information

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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.

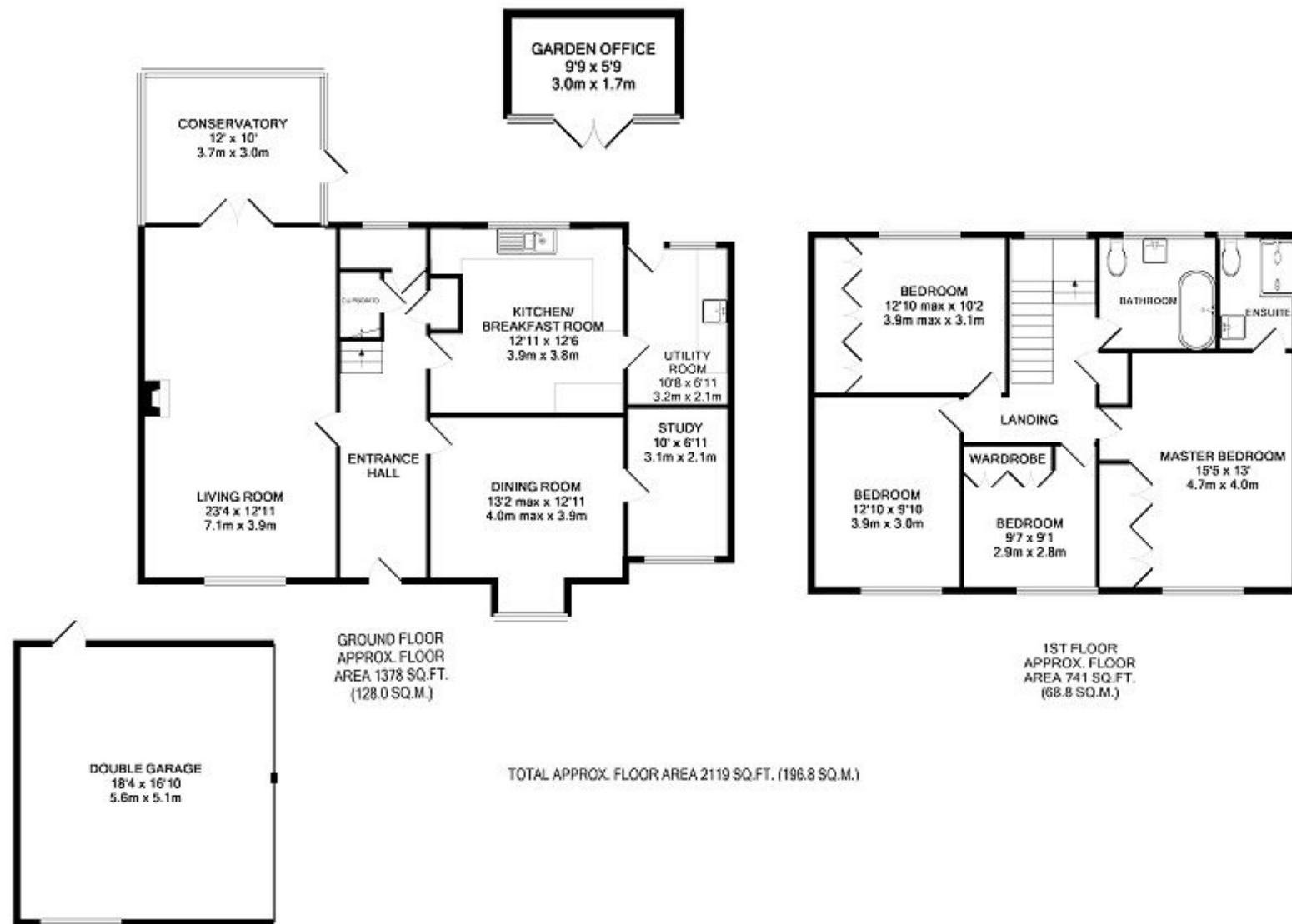












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