



3 Mitchell Close, Welwyn Garden City, AL7 2NH
Guide price £475,000



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FOUR BEDROOM DETACHED FAMILY HOME WITH GARDEN, GARAGE AND DRIVEWAY IN PANSHANGER CUL DE SAC CLOSE TO SCHOOLS AND AMENITIES

This detached family home is conveniently set in a quiet Panshanger cul de sac location ideal for families and within close proximity of local schooling, amenities. Just a short drive away is Welwyn Garden City town centre with mainline railway station and wide range of facilities. The good sized accommodation comprises entrance hall cloakroom, living room leading to dining room with patio doors to conservatory, fabulous modern fitted kitchen, master bedroom with en suite shower room, two further double bedrooms, a fourth single bedroom and a family bathroom. Outside is a lawned rear garden and a frontage with driveway and garage providing off road parking.

THE AREA

This property is situated in a popular Panshanger location within a short drive to Welwyn Garden City town centre which offers a wide range of amenities and shops including John Lewis, Waitrose, Marks & Spencer and Debenhams. Also in the town centre is a mainline railway station with fast and frequent services into London Kings Cross and Moorgate. Providing good transport links via roads is the A1 (M) which is within easy access. Renowned local primary and secondary schooling, Morrisons supermarket, a Tesco Express, local sports clubs and playing fields are within walking distance.

FRONT DOOR OPEN TO:

ENTRANCE HALL

Laminate flooring. Staircase to the first floor. Access to:

CLOAKROOM

Low level wc, wash hand basin. Window to the rear.

LIVING ROOM 13'4" x 12'11" (4.06m x 3.94m)

Via double doors from the entrance hall. Under stairs storage cupboard. Laminate flooring. Window to the front. Open to:

DINING ROOM 9'9" x 9'" (2.97m x 2.74m)

Laminate flooring. Patio doors to the conservatory. Door to:

KITCHEN 15'7" x 9'9" (4.75m x 2.97m)

Fabulous kitchen fitted in a modern range of wall and base units with worktops over and mosaic tiled splash backs. 1½ bowl stainless steel sink and drainer. Electric oven and gas

hob with stainless steel extractor over. Space for fridge/freezer and tumble dryer. Plumbing for washing machine. Breakfast island offering seating area and storage. Windows and door to the rear, door to the garage.

CONSERVATORY 16'9" x 9'6" (5.11m x 2.90m)

Part brick, part upvc construction with windows to the side and rear and patio doors leading onto the garden.

FIRST FLOOR

LANDING

Airing cupboard. Access to:

BEDROOM ONE 15'11" x 8'8" (4.85m x 2.64m)

Window to the rear. Door to:

EN SUITE SHOWER ROOM

Comprising low level wc, vanity wash hand basin and shower cubicle. Storage cupboard. Part tiled walls. Window to the front.

BEDROOM TWO 12'11" x 10'4" max (3.94m x 3.15m max)

Window to the rear.

BEDROOM THREE 10'3" x 9'9" max (3.12m x 2.97m max)

Window to the front.

BEDROOM FOUR 9'1" x 7' (2.77m x 2.13m)

Window to the front.

BATHROOM

Comprising low level wc, pedestal wash hand basin and

enclosed panel bath with shower over. Tiled walls. Window to the rear.

OUTSIDE

FRONT

Gated side access to the rear. Driveway providing off road parking and leading to:

GARAGE

Up and over door to the front. Door to the kitchen.

REAR GARDEN

Mainly laid to lawn. Paved area to the rear and side of the property. Fenced boundaries. Gated side access to the front.

VENDOR COMMENTS

The property is a short walking distance from open countryside. The sellers have enjoyed both long walks and runs around this area. They are only moving to be nearer their sons' school otherwise they would contentedly stay where they are now.

FURTHER INFORMATION

Council tax band: E

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PITTERILLS OF HERTFORDSHIRE

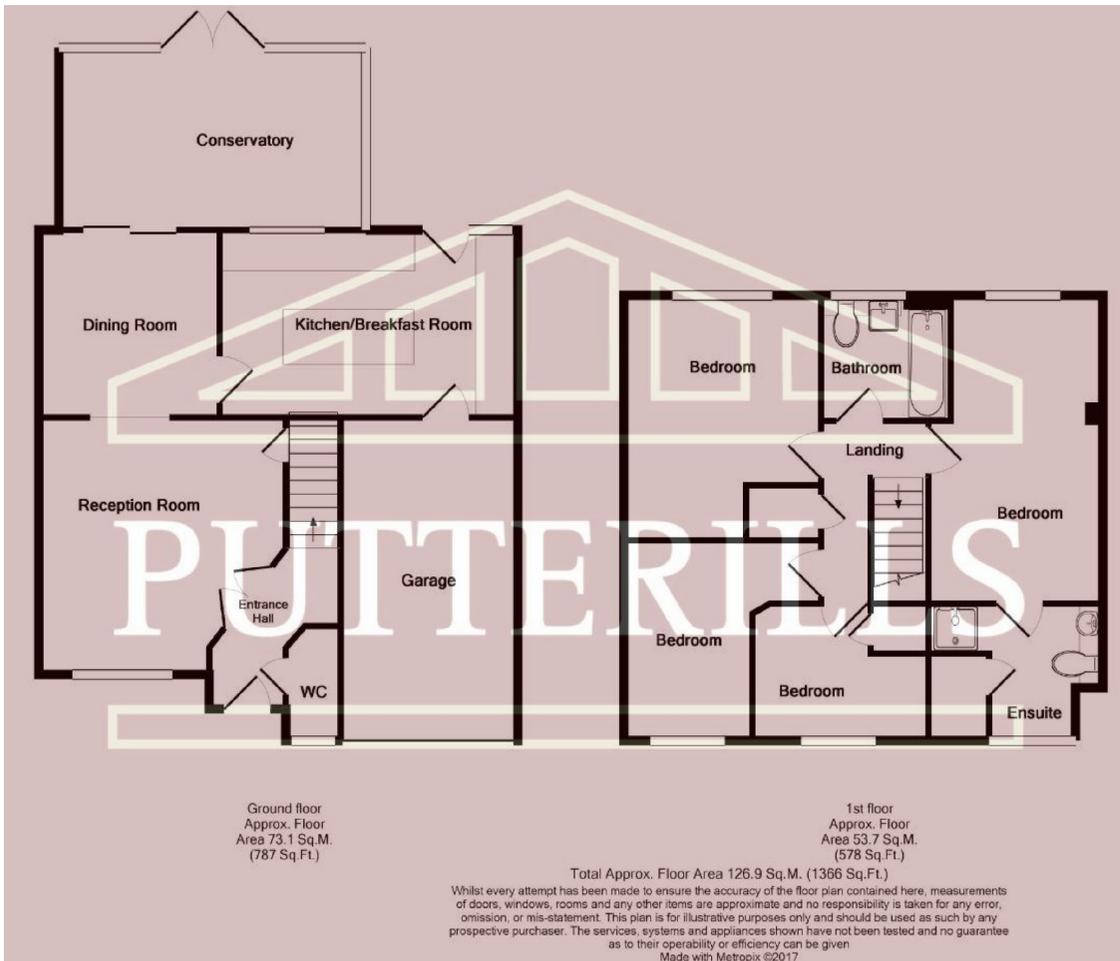
MORTGAGE REQUIRED?

Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.









Energy Performance Certificate

3, Mitchell Close, WELWYN GARDEN CITY, AL7 2NH

Dwelling type: Detached house Reference number: 8823-7927-5990-6070-6976
 Date of assessment: 30 March 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 30 March 2017 Total floor area: 98 m²

Use this document to:

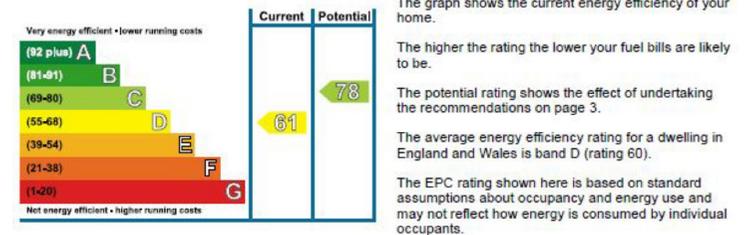
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,174
Over 3 years you could save	£ 663

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 270 over 3 years	£ 189 over 3 years	
Heating	£ 2,442 over 3 years	£ 2,103 over 3 years	
Hot Water	£ 462 over 3 years	£ 219 over 3 years	
Totals	£ 3,174	£ 2,511	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 144	
2 Low energy lighting for all fixed outlets	£30	£ 69	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 303	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.

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