



4 Church Place, Welwyn Village, AL6 9FB

Asking price £460,000



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CHAIN FREE AND RARELY AVAILABLE TWO BEDROOM OVER 55s BUNGALOW IN QUIET AND CONVENIENT LOCATION A SHORT WALK TO AMENITIES AND TRANSPORT LINKS

This chain free and rarely available over 55s bungalow is situated in a quiet and enclosed Welwyn Village cul de sac. At the entrance to the road is a bus stop, within walking distance is the High Street with amenities and mainline stations and Welwyn Garden City town centre is just a short drive away. The accommodation has been very well kept throughout and comprises entrance hall, fitted kitchen, living room with fireplace, conservatory/sun room opening to the rear garden, two bedrooms with wardrobes, shower room and useful loft space. Externally is an easily maintained paved garden and frontage providing two allocated parking spaces

THE AREA

Set in a popular village location within walking distance of the High Street with amenities including doctors, dentists, public houses, restaurants and a Tesco Express. Within close proximity are both Welwyn North and Welwyn Garden City mainline railway stations with fast and frequent services into London Kings Cross and Moorgate. Welwyn Garden City town centre is a short drive away and offers a wide range of amenities and shops including John Lewis, Waitrose, Marks & Spencer and Debenhams. There is a bus stop just a few yards away and providing good transport links via road is the A1(M) which is within easy access. Sports clubs, gyms, golf courses, libraries and entertainment facilities are nearby.

FRONT DOOR OPEN TO:

ENTRANCE HALL

Alarm panel. Loft hatch to useful loft space. Access to:

KITCHEN 9'11" x 8'7" (3.02m x 2.62m)

Fitted with an attractive range of wall and base units with worktops over and tiled splash backs. 1½ bowl sink and drainer. Electric oven with gas hob. Integrated fridge/freezer. Space for washing machine and dishwasher. Low level lighting. Tiled flooring. Window to the front.

LIVING ROOM 17'5" x 10'2" (5.31m x 3.10m)

Electric fireplace with feature surround. Window to the rear. Door to:

CONSERVATORY/SUN ROOM 8'9" x 7'4" (2.67m x 2.24m)

Upvc construction with laminate flooring and electric storage heating. Patio and sliding doors opening onto the rear garden.

BEDROOM ONE 13'10" x 9'9" (4.22m x 2.97m)

Fitted wardrobes. Window to the rear.

BEDROOM TWO 10'11" x 7'5" (3.33m x 2.26m)

Built in wardrobes. Window to the front.

BATHROOM

White suite comprising low level wc, pedestal wash hand basin and shower cubicle. Heated towel rail. Tiled walls and flooring.

OUTSIDE

FRONT

Gravelled area with footpath and storm porch to the front door. Storage/bin cupboard. Allocated two parking spaces

REAR GARDEN

Easily maintained and fully paved courtyard style garden. Steps lead to raised area ideal for seating. Fenced boundaries.

FURTHER INFORMATION

Council tax band: E

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

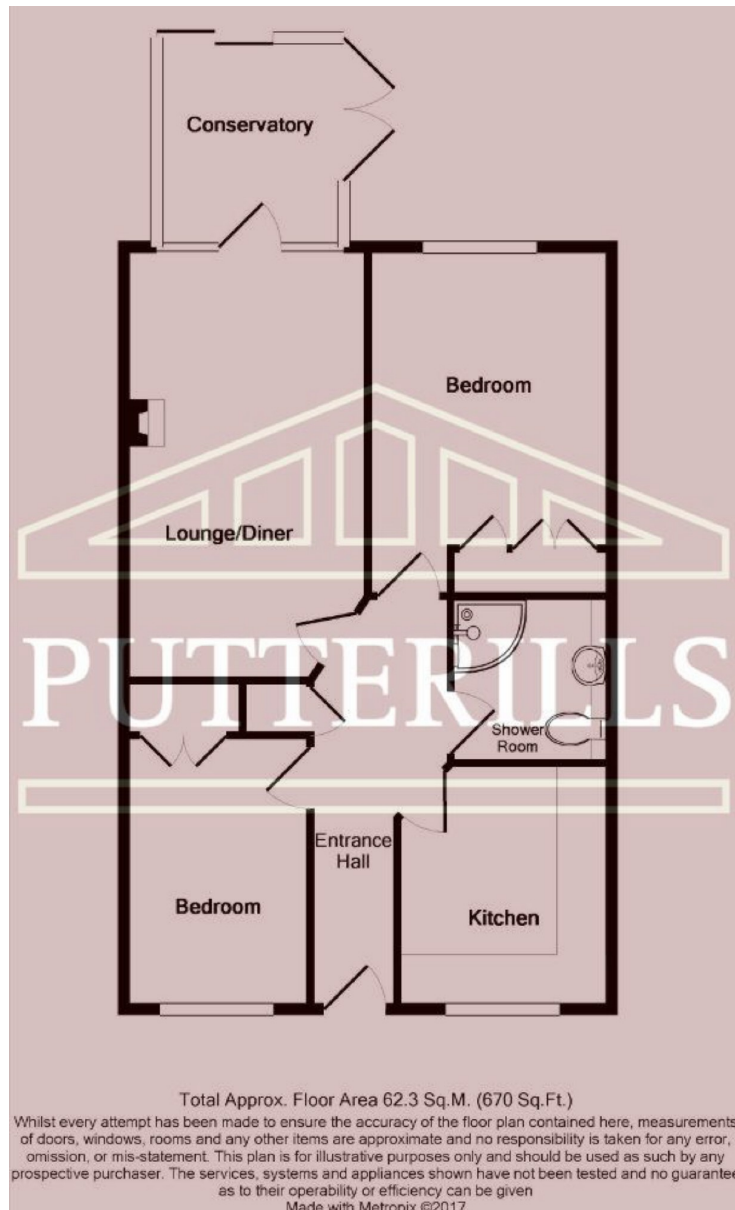
MORTGAGE REQUIRED?

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



4, Church Place, WELWYN, AL6 9FB

Dwelling type: Mid-terrace house
Date of assessment: 27 April 2017
Date of certificate: 27 April 2017

Reference number: 2938-5096-7294-4343-0914
Type of assessment: RdSAP, existing dwelling
Total floor area: 60 m²

Use this document to:

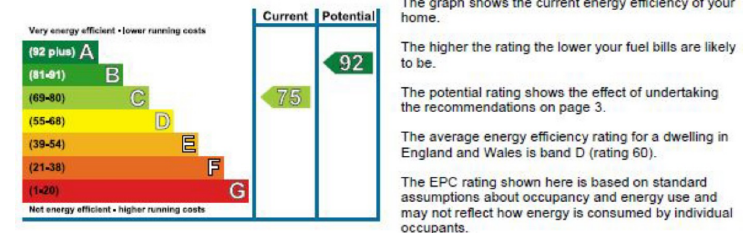
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,416
Over 3 years you could save	£ 285

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 138 over 3 years	<div style="border: 1px solid green; padding: 5px; text-align: center;"> You could save £ 285 over 3 years </div>
Heating	£ 861 over 3 years	£ 801 over 3 years	
Hot Water	£ 372 over 3 years	£ 192 over 3 years	
Totals	£ 1,416	£ 1,131	

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 Low energy lighting for all fixed outlets	£15	£ 39	
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 123	✓
3 Solar water heating	£4,000 - £6,000	£ 123	✓

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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