



12 New Road, West Side, Welwyn Garden City, AL8 7TX

Guide price £475,000



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CHAIN FREE TWO BEDROOM DETACHED BUNGALOW WITH LANDSCAPED GARDEN AND COUNTRYSIDE VIEWS IN CONVENIENT LOCATION CLOSE TO THE TOWN AND MAINLINE STATION

This rarely available and chain free detached bungalow is situated in a convenient location within close proximity to local schools and the town centre with a wide range of facilities and mainline railway station. The internal accommodation is in good order and comprises entrance hall, living room with fireplace, dining room with doors to the garden, fitted kitchen, two bedrooms and a bathroom. Externally is an attractive landscaped rear garden overlooking countryside along with a driveway and garage providing off road parking to the front garden. Benefits include a full alarm system, gas central heating and double glazing.

THE AREA

This property is situated in a popular location within close proximity of 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 road is the A1(M) which is within easy access. Primary and secondary schooling are just a distance away. Open countryside, sports clubs, Gosling Sports Park and The Campus West for theatre, cinema and library are also situated within close proximity of the property.

FRONT DOOR OPEN TO:

ENTRANCE HALL

Loft hatch. Access to:

LIVING ROOM 16'11" x 10'10" (5.16m x 3.30m)

Fireplace with brick surround. Window to the front. Double doors to:

DINING ROOM 13'10" x 12'5" (4.22m x 3.78m)

Window to the side, patio doors opening onto the rear garden.

KITCHEN 16'5" x 10'5" (5.00m x 3.18m)

Fitted with a wide selection of wall and base units. 1½ bowl sink and drainer unit. Electric oven and gas hob. Dual aspect with windows to the rear and side, door to the front.

BEDROOM ONE 12'11" x 10'10" (3.94m x 3.30m)

Bay window to the front.

BEDROOM TWO 9' x 8'11" (2.74m x 2.72m)

Fitted wardrobes. Dual aspect with windows to the side and rear.

BATHROOM

Comprising low level wc, pedestal wash hand basin, corner bath and shower cubicle. Fully tiled walls. Window to the side.

OUTSIDE

FRONT

Laid to lawn with shrubs and flowers. Footpath to the front door. Gated side access to the rear. Driveway providing off road parking and leading to:

GARAGE 18'1" x 10'5" (5.51m x 3.18m)

Power and lighting. Up and over door to the front, door to the rear.

REAR GARDEN

Attractive landscaped rear garden offering open countryside views. Patio area to the rear and side with steps leading down to a seating area. Laid to lawn with two feature ponds, various shrubs and flowers to borders and an apple tree. Outside tap. Fenced boundaries. Gated side access to the front.

FURTHER INFORMATION

Council tax band: E

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

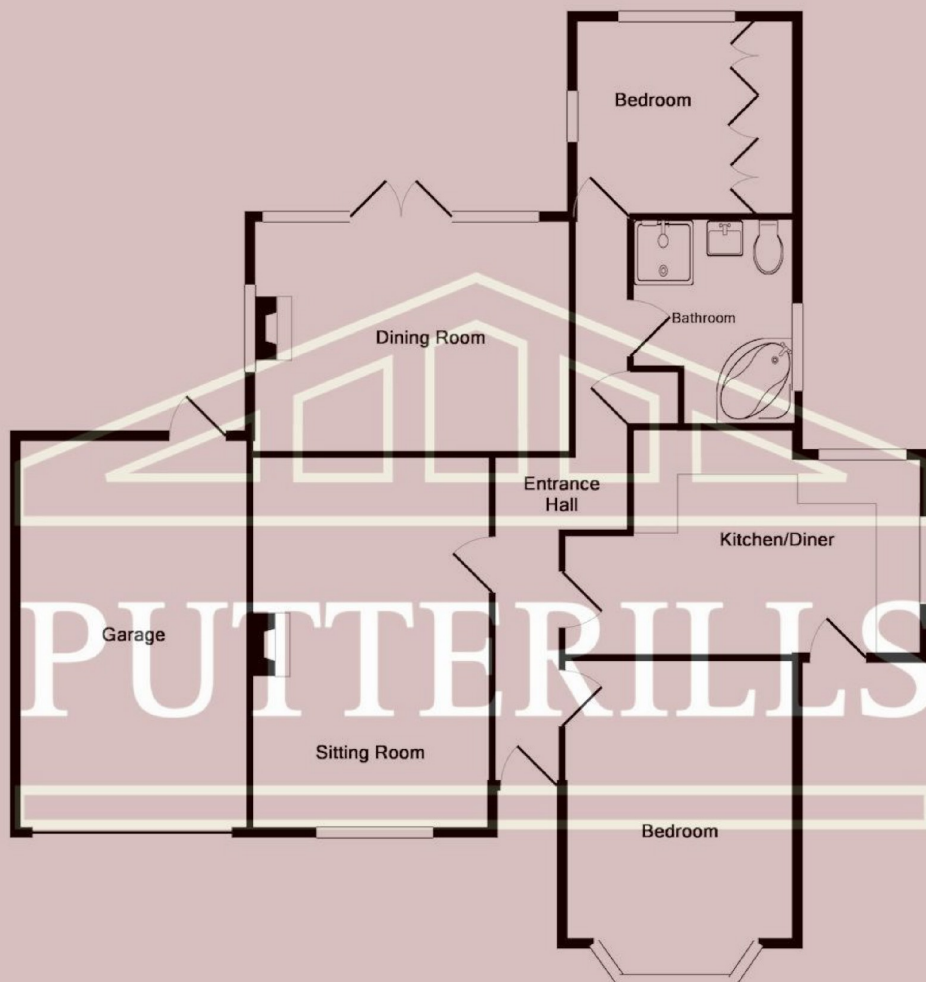
MORTGAGE REQUIRED?

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









Total Approx. Floor Area 100.5 Sq.M. (1081 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Performance Certificate



12, New Road, WELWYN GARDEN CITY, AL8 7TX

Dwelling type: Detached bungalow

Reference number: 8505-7228-3470-6889-4996

Date of assessment: 11 August 2015

Type of assessment: RdSAP, existing dwelling

Date of certificate: 11 August 2015

Total floor area: 75 m²

Use this document to:

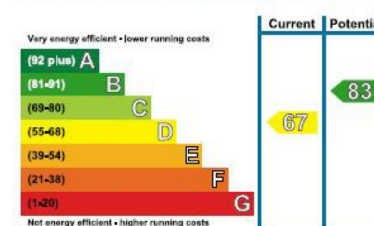
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,259
Over 3 years you could save	£ 369

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	
Heating	£ 1,713 over 3 years	£ 1,497 over 3 years	
Hot Water	£ 396 over 3 years	£ 243 over 3 years	
Totals	£ 2,259	£ 1,890	

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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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	£ 228	
2 Solar water heating	£4,000 - £6,000	£ 144	
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 831	

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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