



19 Walden Place, West Side, Welwyn Garden City, AL8 7PG
Offers in the region of £525,000



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Characterful 3 bedroom mews house in convenient cul de sac

This characterful 3 bedroom mews style property is situated in a popular cul de sac on the sought after west side of Welwyn Garden City, within easy reach of the mainline rail link to London Kings Cross and the bustling town centre with its numerous shops and eateries. The property benefits from gas heating to radiators and double glazing throughout and comprises entrance hall, sitting room with fireplace, dining room, kitchen, utility room and ground floor shower room. There are 3 bedrooms to the first floor and a family bathroom, and outside there are immaculately maintained front and rear gardens. The property is being offered CHAIN FREE and viewing is highly recommended.

The Area

Walden Place is situated on the well regarded West Side of Welwyn Garden City. The town centre offers a wide range of amenities and shops including a John Lewis department store, Waitrose, Marks & Spencer and Debenhams. There is a mainline railway station with fast and frequent services into London Kings Cross and Moorgate, and the A1(M) is within easy reach. Welwyn Garden City also offers renowned local primary and secondary schooling, the Gosling Sports Park, local sports clubs and The Campus West for entertainment, theatre, cinema and library facilities.

The accommodation is arranged as follows:

½ glazed front door to:

Entrance hall

With radiator and doors to:

Sitting room 17' x 11' (5.18m x 3.35m)

This lovely bright dual aspect room has been decorated in cool neutral tones and has a window to the front and french doors to the rear garden. There is an Adams style fireplace with tiled hearth and fitted electric coal effect fire, TV aerial socket, telephone point, coving to ceiling and 2 radiators.

Dining room 10'7 x 9'2 (3.23m x 2.79m)

A well proportioned room with window to the front, coving to ceiling, radiator and door to:

Kitchen 13'10 x 7'3 (4.22m x 2.21m)

Fitted with a range of white gloss wall and base units with roll top working surfaces above, tiled splashbacks and inset acrylic single drainer sink with chrome mixer tap. There is space for an oven, fridge and freezer together with an airing cupboard

housing the hot water cylinder and wall mounted Baxi gas boiler providing for heating and domestic hot water. A window overlooks the rear garden and there is an understairs storage cupboard, vinyl flooring and ½ glazed door to:

Utility room 8'5 x 3'5 (2.57m x 1.04m)

With recess and plumbing for washing machine, vinyl flooring, window to side, 2 ½ glazed doors to the garden and a further door to:

Shower room 5' x 2'9 (plus shower) (1.52m x 0.84m (plus shower))

Fitted with a white suite comprising wall mounted wash handbasin with chrome taps, low level WC and shower cubicle with chrome wall mounted shower. There is a radiator, vinyl flooring and opaque window to the rear.

Staircase from entrance hall to first floor

Landing 8'10 (max) x 7'4 (max) (2.69m (max) x 2.24m (max))

With timber balustrade, window to the rear, hatch to loft, cupboard with hanging rail and doors to:

Bedroom 1 12'3 x 11'2 (3.73m x 3.40m)

A characterful double room with window to the front, picture rail, radiator and built in cupboard with hanging rail and shelves.

Bedroom 2 13'10 (nt 10'10) x 9'4 (4.22m (nt 3.30m x 2.84m)

Another double room with picture rail, radiator and window to the front.

Bedroom 3 12'7 x 7'5 (3.84m x 2.26m)

With window to the rear, radiator and fitted wardrobe.

Bathroom 8' x 4'7 (2.44m x 1.40m)

Fitted with a coloured suite comprising bath with chrome mixer tap and shower attachment, pedestal wash handbasin with chrome mixer tap and low level WC. There are ½ tiled walls, vinyl flooring, radiator and opaque window to the rear.

Outside

Rear garden

A particular feature of the property, this immaculately maintained rear garden has a paved patio immediately to the rear of the house with planter wall and flower borders planted with camellias, roses and poppies. There are steps down to a lawn with mature well stocked borders including laurel, rhododendron, choisya, geranium and sedum to name but a few. There is a timber garden shed and mature hedging to the boundaries.

Garages are available to the rear, please contact the local authority for further information.

Front garden

Mainly laid to lawn with crazy paved seating area and ornamental lighting.

Viewing information

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

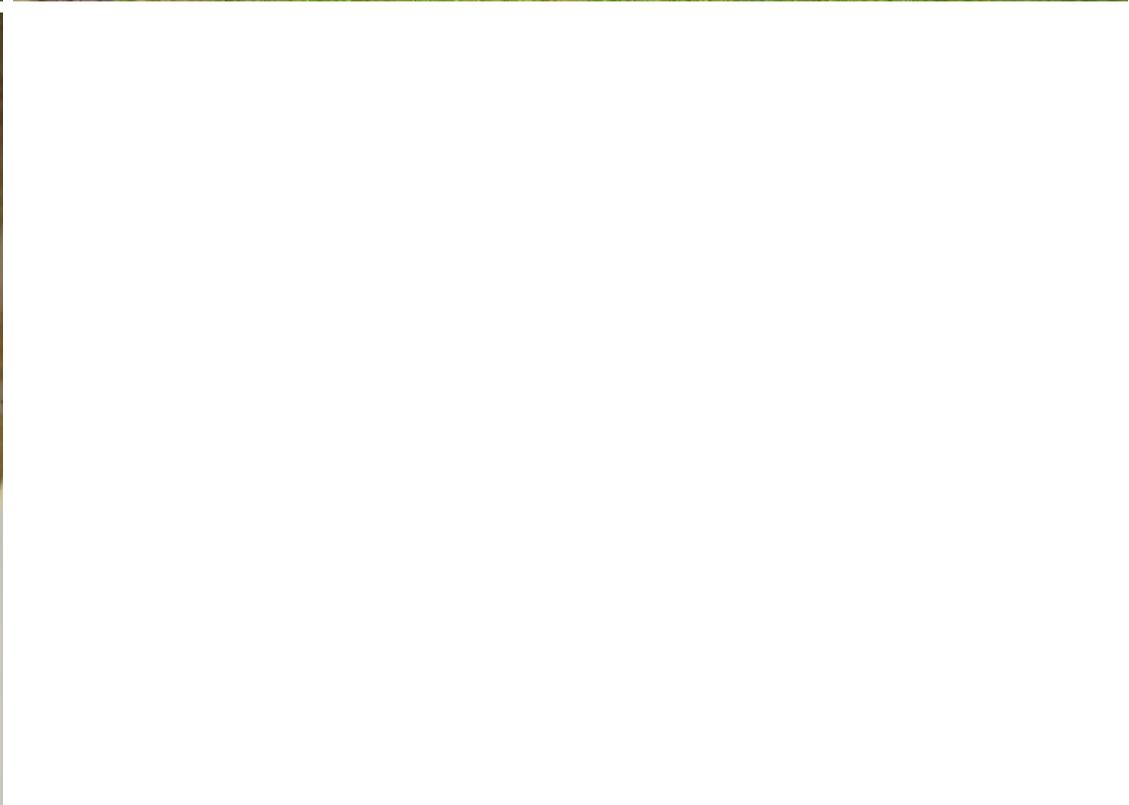
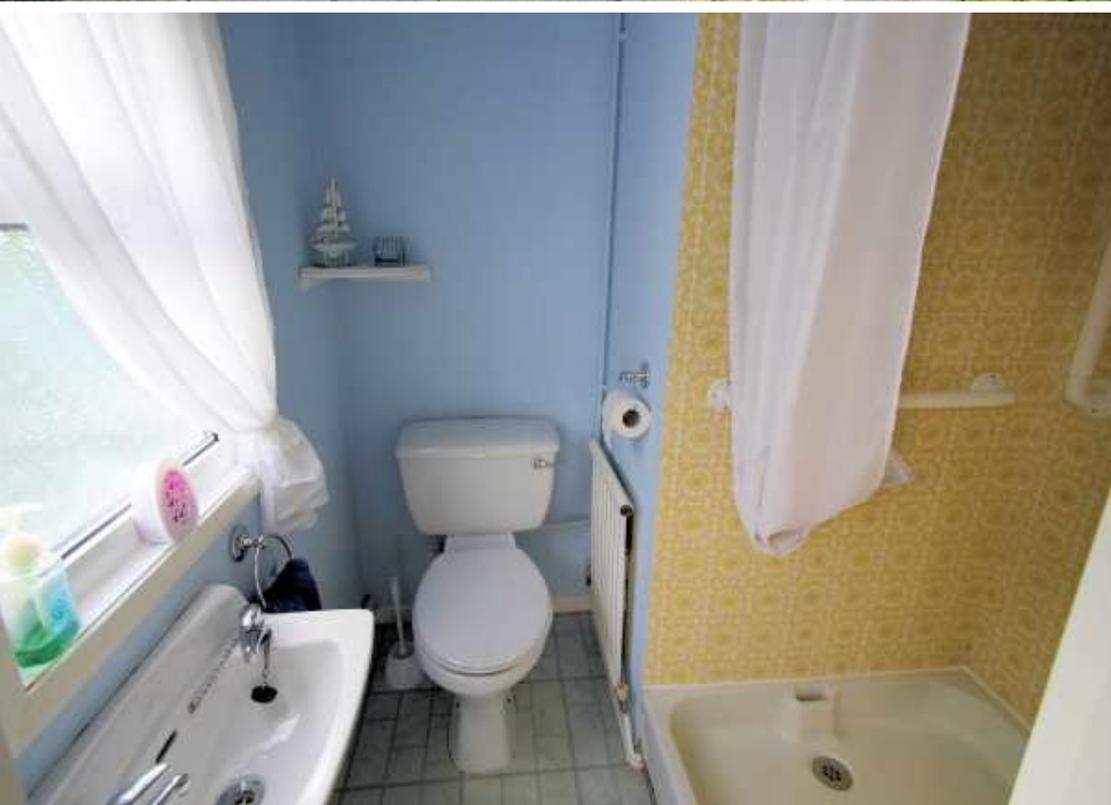
Mortgage required?

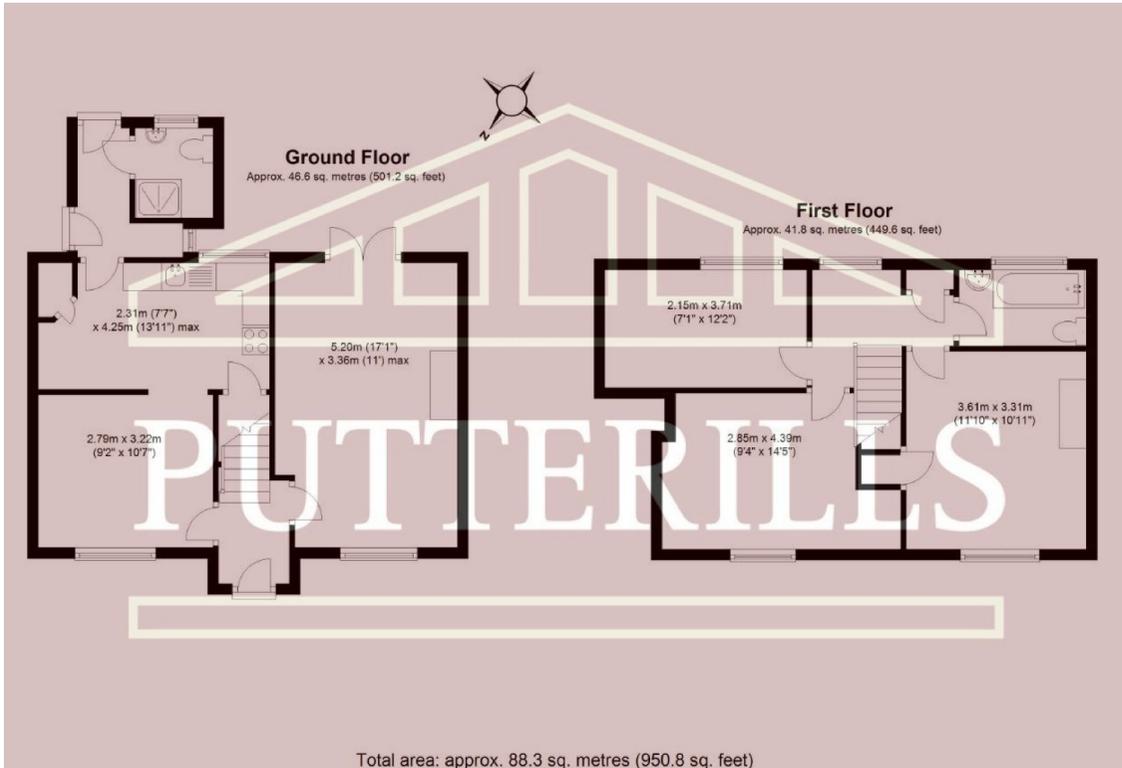
Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.











Energy Performance Certificate

19, Walden Place, WELWYN GARDEN CITY, AL8 7PG

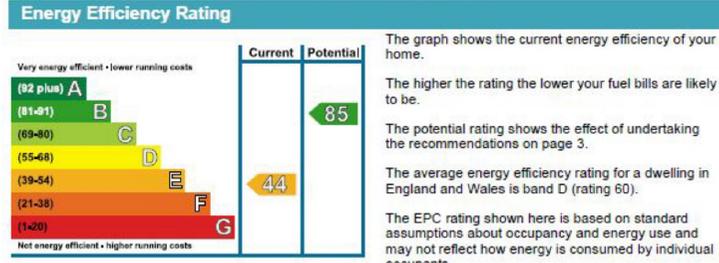
Dwelling type: Mid-terrace house **Reference number:** 8208-0745-3229-7407-6333
Date of assessment: 04 July 2017 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 04 July 2017 **Total floor area:** 84 m²

- 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: | £ 4,032 |
| Over 3 years you could save | £ 2,331 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|--------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 255 over 3 years | £ 171 over 3 years | |
| Heating | £ 3,303 over 3 years | £ 1,311 over 3 years | |
| Hot Water | £ 474 over 3 years | £ 219 over 3 years | |
| Totals | £ 4,032 | £ 1,701 | |

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.



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 Room-in-roof insulation | £1,500 - £2,700 | £ 1,698 | |
| 2 Floor insulation (solid floor) | £4,000 - £6,000 | £ 180 | |
| 3 Low energy lighting for all fixed outlets | £20 | £ 69 | |

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 firms 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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