



The Red House

95 Burnham Green Road, Burnham Green, Welwyn, AL6 0NH

Guide price £899,000



THE RED HOUSE

95 Burnham Green Road, Burnham Green, Welwyn, AL6 0NH

Guide price £899,000

SPACIOUS FOUR DOUBLE BEDROOM DETACHED PROPERTY ON GENEROUS 0.3 ACRE PLOT IN SOUGHT AFTER RURAL LOCATION OVERLOOKING COUNTRYSIDE

This imposing detached property overlooking countryside and set on a generous approximately 0.3 acre plot is located in sought after road in the vibrant hamlet of Burnham Green within close proximity of towns, mainline stations, transport links, renowned schooling and variety of amenities. The accommodation offers spacious living comprising entrance porch and hall, cloakroom, dual aspect living room with patio doors onto the garden, modern fitted kitchen/breakfast room, family/play room, four double bedrooms, en suite shower room, en suite bathroom and family shower room. Externally, the house benefits from an extensive driveway and double length garage providing off road parking to the front and a beautiful and well maintained lawned rear garden with patio and summer house backing onto fields.

THE AREA

Situated in the highly desirable and rural hamlet location of Burnham Green within a short drive of Welwyn Village, Knebworth, Hertford and Welwyn Garden City which benefit from a wide range of amenities, shops and cafes. Welwyn Garden City, Welwyn North, Knebworth and Hertford mainline railway stations are all within close proximity and they offer fast and frequent services into London Kings Cross, Moorgate and Peterborough. Within easy access are the A1(M) and M25 providing good transport links via road and London airports are all easily accessible. A wide selection of renowned primary and secondary schools are located across the Hertfordshire area with private schools in Hertford, St Albans and Hitchin and the University of Hertfordshire is positioned in nearby Hatfield. Various sports and golf clubs, gymnasiums, playing fields, an expanse of countryside, public houses (the closest being the idyllic White Horse in Burnham Green) and restaurants are within the local vicinity.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

Windows to the front. Door to:

ENTRANCE HALL

Feature radiator. Staircase to the first floor. Access to:

CLOAKROOM

Low level wc and wash hand basin.

LIVING ROOM 25'10" x 14'11" (7.87m x 4.55m)

Feature radiator. Dual aspect with window to the front and patio doors leading out to the rear garden. Doors to:

KITCHEN/BREAKFAST ROOM 26'2" x 13'5" (7.98m x 4.09m)

Modern kitchen fitted with a range of walls and base units with

worktops over and tiled splash backs. Stainless steel sink and drainer. Electric oven and gas hob. Integrated dishwasher. Space for fridge/freezer, washing machine and tumble dryer. Breakfast island. Under stairs storage cupboard. Windows to the rear. Access to:

FAMILY/PLAY ROOM 13'8" x 11'11" (4.17m x 3.63m)

Fitted storage units. Window to the front.

FIRST FLOOR

LANDING

Spacious landing with loft hatch and airing cupboard. Window to the front. Access to:

BEDROOM ONE 14'4" x 13'10" (4.37m x 4.22m)

Range of fitted wardrobes and drawers. Window to the front.

BEDROOM TWO 13'6" x 11'11" (4.11m x 3.63m)

Window to the front. Door to:

EN SUITE SHOWER ROOM

Low level wc, pedestal wash hand basin and shower cubicle.

BEDROOM THREE 13'8" x 9'11" (4.17m x 3.02m)

Window to the rear. Door to:

EN SUITE BATHROOM

Low level wc, vanity wash hand basin and enclosed panel bath with shower over. Tiled walls. Window to the rear.

BEDROOM FOUR 11'11" x 10'7" (3.63m x 3.23m)

Window to the front.

SHOWER ROOM 10'5" x 6'1" (3.18m x 1.85m)

Stylish suite with low level wc, his and hers vanity wash hand

basin and walk in shower cubicle. Chrome heated towel rail. Tiled walls and flooring. Window to the rear.

OUTSIDE

FRONT

Planted beds and borders. Hedged and fenced boundaries. Extensive gravelled driveway providing ample off road parking.

GARAGE 40'3" x 12'10" (12.27m x 3.91m)

Double length garage with workshop to the rear. Power and lighting. Windows and door to the rear. Electric up and over door to the front.

REAR GARDEN

Beautiful and well maintained rear garden set on generous plot and backing onto open fields. Mainly laid to lawn with patio to the immediate rear of the property. Well stocked borders and specimen trees. Fenced boundaries.

SUMMER HOUSE 17'9" x 9'7" (5.41m x 2.92m)

Timber summerhouse with power and lighting. Windows to the side. Double doors to the front, further door to the side.

FURTHER INFORMATION

Council tax band: G

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

MORTGAGE REQUIRED?

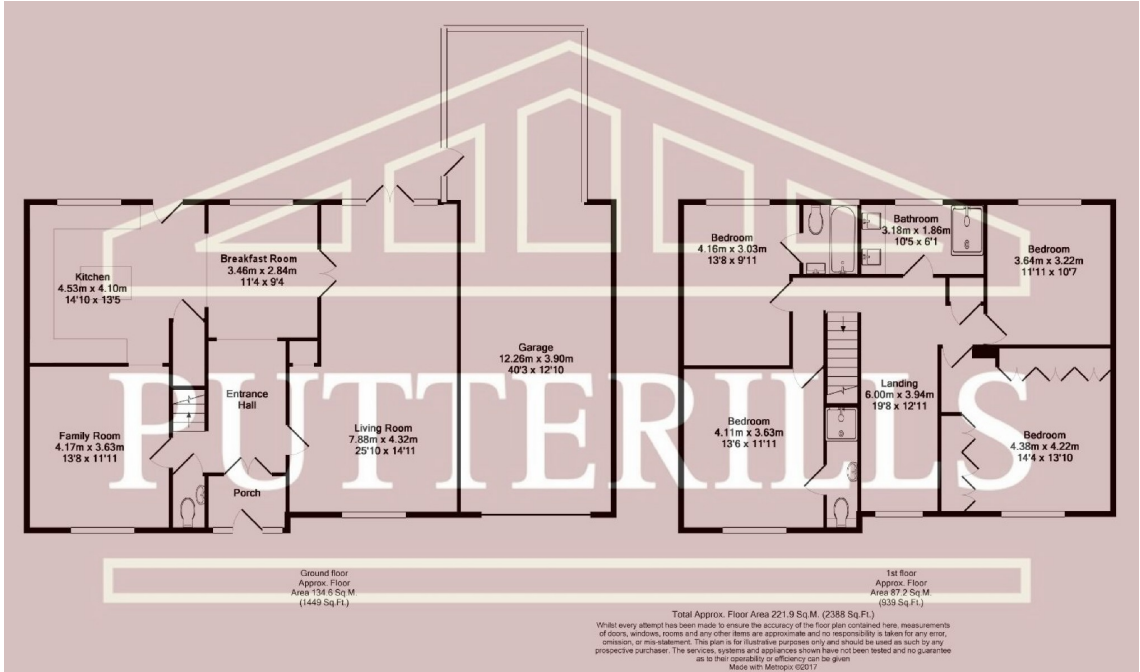
Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.











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.

Tel: 01707 393333
34 Wigmores North
Welwyn Garden City
Hertfordshire
AL8 6PH
Email: wgc@putterills.co.uk
www.putterills.co.uk



Energy Performance Certificate

95, Burnham Green Road, WELWYN, AL6 0NH


Dwelling type: Detached house
Date of assessment: 14 August 2017
Date of certificate: 14 August 2017

Reference number: 0947-2834-7582-9293-3655
Type of assessment: RdSAP, existing dwelling
Total floor area: 178 m²

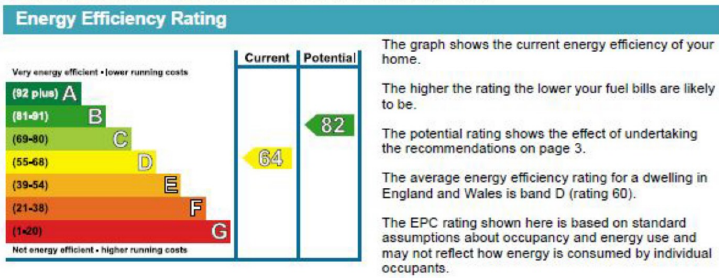
Use this document to:

- 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:	£ 4,452
Over 3 years you could save	£ 1,515

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 450 over 3 years	£ 312 over 3 years	
Heating	£ 3,339 over 3 years	£ 2,388 over 3 years	
Hot Water	£ 663 over 3 years	£ 237 over 3 years	
Totals	£ 4,452	£ 2,937	

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 Floor insulation (suspended floor)	£800 - £1,200	£ 324	
2 Low energy lighting for all fixed outlets	£40	£ 114	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 927	

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.