



17 High Street, Welwyn Village, AL6 9EE
Guide price £475,000



17 High Street, Welwyn Village, AL6 9EE

Guide price £475,000

CHAIN FREE FULLY REFURBISHED THREE DOUBLE BEDROOM TWO BATHROOM CHARACTER COTTAGE WITH PARKING AND COURTYARD GARDEN IN CENTRAL VILLAGE LOCATION

This chain free character cottage WITH PARKING is situated in the centre of Welwyn Village High Street, nestled between shops and within a very short walk of renowned local schooling and a range of amenities. Welwyn Garden City town centre and both Welwyn North and Welwyn Garden City mainline stations and transport links are within a short drive. The property has been fully refurbished to an exceptional standard throughout and offers stunning, bright and spacious accommodation. Comprising entrance hall, open plan living space with cosy lounge and stylish fitted kitchen with appliances, utility room, three double bedrooms, a modern en suite shower room to the master and a modern family bathroom. Benefits include allocated parking to car park at the rear, pretty south facing courtyard garden and generous loft space.

THE AREA

Situated in the centre of Welwyn Village High Street with a range of amenities including doctors, dentists, public houses, restaurants, Post Office and Tesco Express. Within close proximity are both Welwyn North and Welwyn Garden City mainline 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 range of facilities such as cinema, theatres, gym, cafes, restaurants and shops including John Lewis, Waitrose, Marks & Spencer and Debenhams. Providing good transport links via road is the A1(M) which is within easy access. Renowned primary schooling is within 0.3 miles and secondary schooling just a short distance away.

FRONT DOOR OPEN TO:

ENTRANCE HALL

Recessed lighting, picture rail. Staircase to the first floor. Access to:

OPEN PLAN LIVING SPACE 22'4" x 11'8" (6.81m x 3.56m)

Kitchen fitted with a stylish and modern range of wall and base units with quartz worktops and upstands and tiled splashbacks. 1½ bowl sink and drainer with mixer tap, separate boiling water tap and

Insinkerator waste disposal. Space for range cooker with extractor over. Integrated dishwasher. Open fireplace with feature surround to the lounge area. Recessed lighting, coved ceiling. Dual aspect with sash windows to the front and rear.

UTILITY ROOM 7'9" x 6'9" (2.36m x 2.06m)

Fitted in the same stylish and modern range of wall and base units as the kitchen with quartz worktops and upstands. Space for freestanding fridge/freezer. Plumbing for washing machine and tumble dryer. Sky light. Doors opening onto the courtyard garden.

FIRST FLOOR

LANDING

Hatch and pull down ladder to generous boarded and insulated loft area with power and lighting. Recessed lighting, picture rail. Window to the rear. Access to:

BEDROOM ONE 12'1" x 11'4" (3.68m x 3.45m)

Fitted furniture. Recessed lighting. Sash window to the front. Door to:

EN SUITE SHOWER ROOM

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

BEDROOM TWO 12'6" x 12' (3.81m x 3.66m)

Recessed lighting. Sash window to the front.

BEDROOM THREE 9'5" x 9'3" (2.87m x 2.82m)

Recessed lighting. Sash window to the rear.

BATHROOM

Another modern suite comprising low level wc, vanity wash hand basin and enclosed jacuzzi bath with shower over. Airing cupboard housing the boiler. Tiled walls and flooring. Sash window to the rear.

OUTSIDE

Fully enclosed courtyard garden with artificial grass. Gated rear access leading to the car park with allocated parking space.

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



Welwyn Construction Ltd, 17 High Street, WELWYN, AL6 9EE

Dwelling type: Mid-terrace house

Reference number: 8612-6226-9100-9992-0996

Date of assessment: 12 June 2012

Type of assessment: RdSAP, existing dwelling

Date of certificate: 12 June 2012

Total floor area: 88 m²

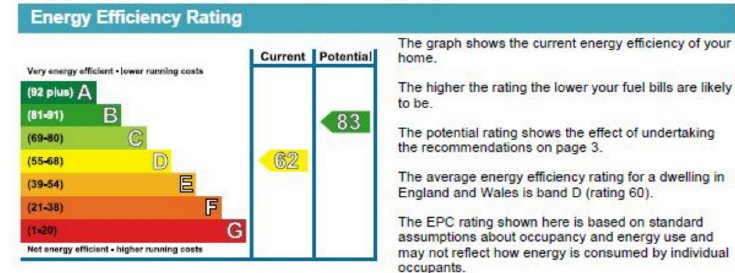
Use this document to:

- 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:	£ 2,379
Over 3 years you could save	£ 714

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 141 over 3 years	
Heating	£ 1,836 over 3 years	£ 1,338 over 3 years	
Hot Water	£ 258 over 3 years	£ 186 over 3 years	
Totals	£ 2,379	£ 1,665	

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 Internal or external wall insulation	£4,000 - £14,000	£ 516	✓
2 Low energy lighting for all fixed outlets	£30	£ 123	✓
3 Solar water heating	£4,000 - £6,000	£ 75	✓

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.

Tel: 01707 393333

34 Wigmores North
Welwyn Garden City
Hertfordshire
AL8 6PH

Email: wgc@putterills.co.uk
www.putterills.co.uk

