



P U T T E R I L L S

est. 1992

52 Oakdale

West Side, Welwyn Garden City AL8 7QZ

Guide price £392,000

EXTENDED AND REFURBISHED THREE BED TERRACED FAMILY HOME WITH WEST FACING GARDEN AND OFF ROAD PARKING A SHORT WALK OF SCHOOLING AND AMENITIES

This extended mid terrace family home is situated in a popular West Side location within very short walking distance of local schooling and just over a mile of Welwyn Garden City town centre with its wide range of amenities and mainline railway station. The refurbished and modern accommodation comprises entrance hall, living room with bay window, dining room open to stylish fitted kitchen, cloakroom, three good sized bedrooms and a family bathroom. Outside is a west facing lawned rear garden with deck and patio areas along with a block paved frontage providing off road parking.

THE AREA

Situated in a popular West Side location within 1.1 miles 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, along with Welwyn North also in the close vicinity. Providing good transport links via road is the A1(M) which is within easy access. Local primary schooling is 0.2 miles away and secondary schooling is 0.5 miles away. Sports clubs, Gosling Sports Park, The Campus West for theatre, cinema and library and various parks, fields and countryside are also situated within close proximity of the property.

ACCOMMODATION COMPRISES:

ENTRANCE HALL

Staircase to first floor. Access to:

SITTING ROOM 15'2" x 12'7" (4.62m x 3.84m)

Bay window to front. Access to:

DINING ROOM 13'5" x 10'1" (4.09m x 3.07m)

Storage cupboard. Tiled flooring. Door to the cloakroom. Door to the rear. Open to:

KITCHEN 8'5" x 8'5" (2.57m x 2.57m)

Fitted in a stylish range of gloss wall and base units with worktops over and tiled splash backs. 1.5 bowl sink and drainer. Electric oven and hob with extractor over. Integrated fridge/freezer. Tiled flooring. Window overlooking the rear garden.

CLOAKROOM

Low level wc and wash hand basin. Under stairs storage cupboard.

FIRST FLOOR

LANDING

Storage cupboard. Loft hatch. Access to:

BEDROOM ONE 13'4" x 9'9" (4.06m x 2.97m)

Window to the rear.

BEDROOM TWO 9'9" x 9'5" (2.97m x 2.87m)

Window to front.

BEDROOM THREE 10'6" x 9'8" max (3.20m x 2.95m max)

Window to front.

BATHROOM

Modern suite with low level wc, wash hand basin and P shaped enclosed panel bath with shower

over and glass screen. Tiled walls and flooring. Window to the rear.

OUTSIDE

FRONT

Block paved with off road parking. Shared side passageway.

REAR GARDEN

West facing garden mainly to lawn with deck seating area. Paved path to the rear with patio area. Timber shed with power supply. Fenced and hedged boundaries.

FURTHER INFORMATION

All windows and doors were replaced in Summer 2017.

Council tax band: D

EER: D

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

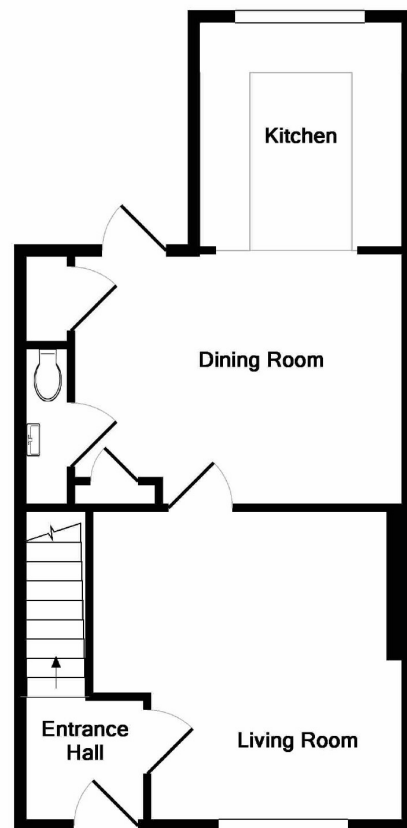
MORTGAGE REQUIRED?

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

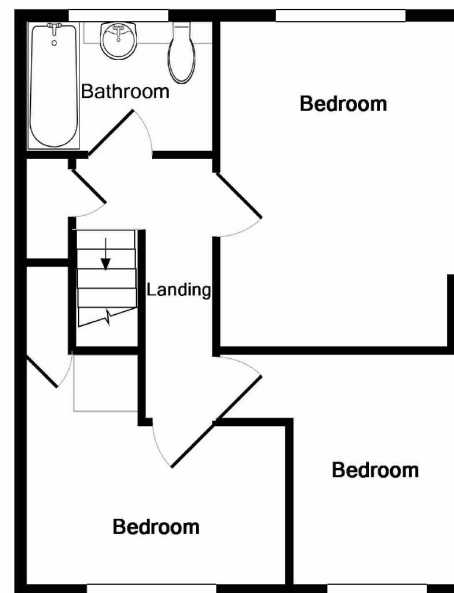








Ground floor
Approx. Floor
Area 39.2 Sq.M.
(422 Sq.Ft.)



1st floor
Approx. Floor
Area 36.8 Sq.M.
(396 Sq.Ft.)

Total Approx. Floor Area 76.0 Sq.M. (818 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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