



15 Harwood Close, Tewin, Welwyn, AL6 0LF
Guide price £435,000



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EXTENDED THREE BEDROOM END TERRACE WITH GARDEN, GARAGE AND PARKING WALKING DISTANCE OF PRIMARY SCHOOL AND AMENITIES AND SHORT DRIVE TO TOWN CENTRES AND MAINLINE STATIONS

This end terrace family home is situated in popular and central Tewin village cul de sac location within walking distance of local school, amenities and countryside and within close proximity of town centres and mainline railway stations. The extended accommodation comprises entrance hall, cloakroom, dual aspect living/dining room with patio doors onto the garden, modern fitted kitchen, three bedrooms and a bathroom. Externally is a lawned frontage, good sized west facing garden with patio and lawn and garage and allocated parking at the rear.

THE AREA

Situated in a popular Tewin location within a short drive of both Hertford and Welwyn Garden City town centre which offers a wide range of amenities and shops including John Lewis, Waitrose, Marks & Spencer and Debenhams. Welwyn North mainline railway station with fast and frequent services into London Kings Cross and Moorgate is just a short distance away and Welwyn Garden City town centre also has a mainline railway station. Providing good transport links via road is the A1(M) and M25 which are both within easy access. Local primary and secondary schooling, sports clubs and amenities are within walking distance.

FRONT DOOR OPEN TO:

ENTRANCE HALL

Staircase to the first floor. Access to:

CLOAKROOM

Low level wc and wash hand basin. Window to the front.

LIVING/DINING ROOM 24'9" x 10'10" (7.54m x 3.30m)

Dual aspect room with window to the front and patio doors opening onto the rear garden.

KITCHEN 23'10" x 7'4" (7.26m x 2.24m)

Modern kitchen fitted in a range of wall and base units with worktops, upstands, tiled splash backs and under unit lighting. Stainless steel sink and drainer. Electric oven and hob with extractor over. Plumbing for dishwasher and washing machine. Breakfast bar seating area. Under stairs storage cupboard. Window and door to the rear.

FIRST FLOOR

LANDING

Access to:

BEDROOM ONE 11'7" x 9'4" (3.53m x 2.84m)

Fitted wardrobes. Window to the rear.

BEDROOM TWO 13'1" x 9'5" (3.99m x 2.87m)

Fitted wardrobes. Window to the front.

BEDROOM THREE 8'3" x 6'5" (2.51m x 1.96m)

Window to the front.

BATHROOM

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

OUTSIDE

FRONT

West facing rear garden mainly laid to lawn with planted beds. Footpath to the front door with covered storm porch. Gated side access to the rear.

REAR GARDEN

Good sized south west facing rear garden. Patio area to the immediate rear of the property. Neat lawn with planted borders. Fenced boundaries. Gated side access to the front. Further gated access to the rear leading to:

GARAGE & PARKING

Power and lighting. Up and over door. Additional allocated parking for two vehicles.

FURTHER INFORMATION

Council tax band: D

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE.

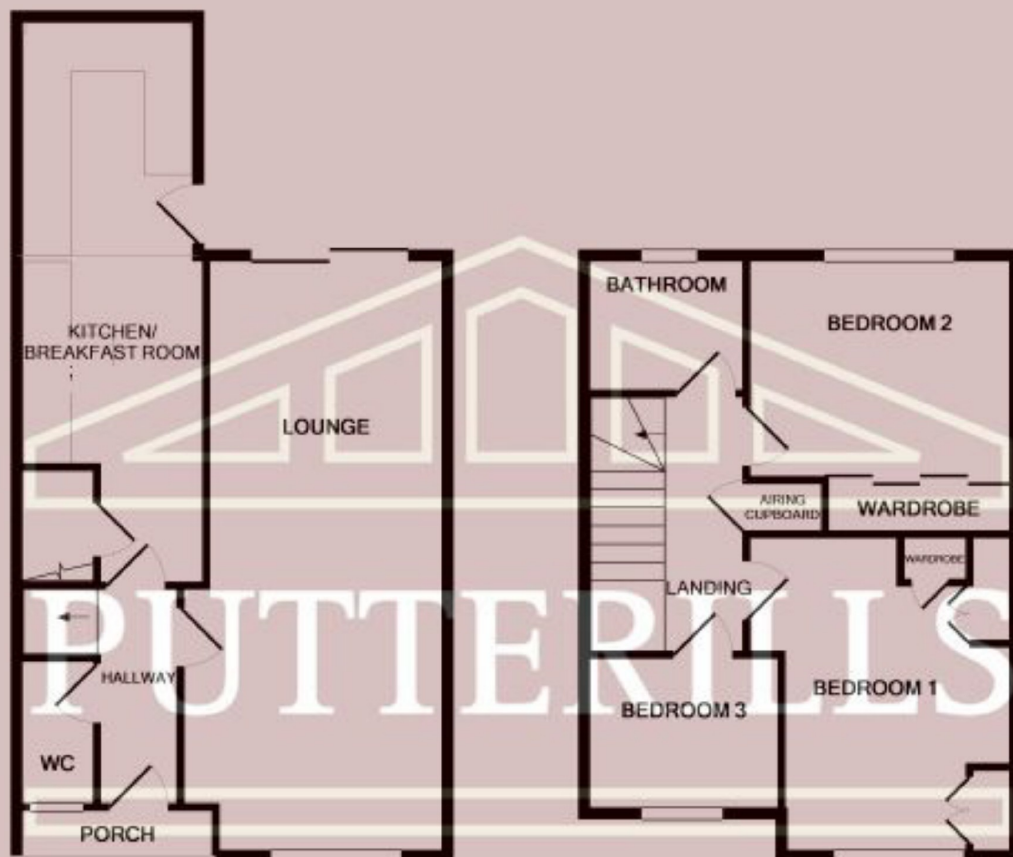
MORTGAGE REQUIRED?

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 505 SQ.FT.
(47.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 419 SQ.FT.
(38.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 924 SQ.FT. (85.9 SQ.M.)

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



15, Harwood Close, Tewin, WELWYN, AL6 0LF

Dwelling type: end-terrace house
Date of assessment: 14 February 2017
Date of certificate: 16 February 2017

Reference number: 8263-7122-5250-0054-0992
Type of assessment: RdSAP, existing dwelling
Total floor area: 86 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

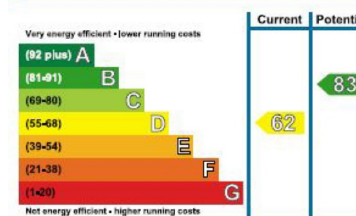
Estimated energy costs of dwelling for 3 years:	£ 2,835
Over 3 years you could save	£ 909

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 318 over 3 years	£ 171 over 3 years	
Heating	£ 2,073 over 3 years	£ 1,506 over 3 years	
Hot Water	£ 444 over 3 years	£ 249 over 3 years	
Totals	£ 2,835	£ 1,926	

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 Cavity wall insulation	£500 - £1,500	£ 474	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 132	
3 Low energy lighting for all fixed outlets	£90	£ 129	

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.

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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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