



PUTTERILLS

est. 1992

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

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
EER: D

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE.

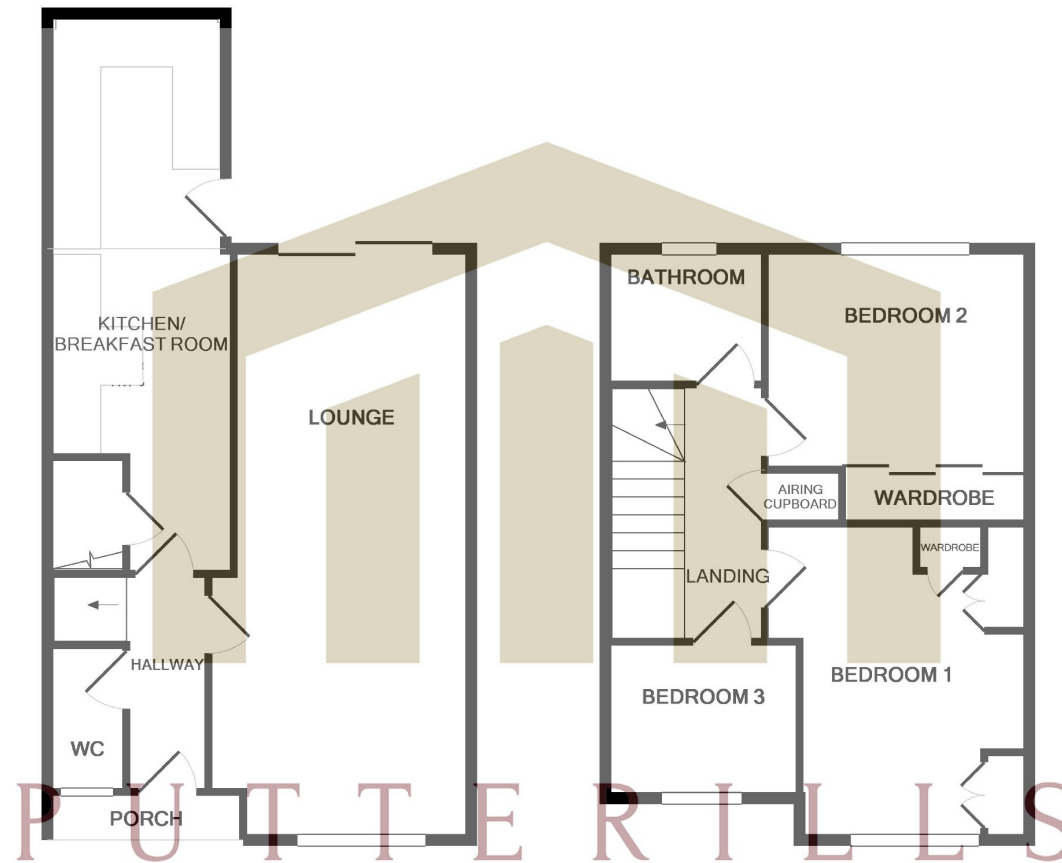
MORTGAGE REQUIRED?

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

est. 1992

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
Made with Metropix ©2017



PUTTERILLS

est. 1992

putterills.co.uk | 01707 393333 | wgc@putterills.co.uk

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.