



P U T T E R I L L S

— est. 1992 —

The Woodentops, 6a London Road
Welwyn Village AL6 9EL
Guide price £750,000

STUNNING THREE BEDROOM DETACHED RESIDENCE WITH LANDSCAPED WRAP AROUND PLOT AND GATED DRIVEWAY IN THE HEART OF WELWYN VILLAGE

This rarely available stunning detached residence is set on a wrap around plot in the heart of Welwyn Village offering rooftop views and is accessed via electric double gates leading to off road parking. The accommodation is immaculately presented and benefits from underfloor heating and fitted window shutters throughout, comprising entrance hall with oak staircase, living/dining room with fireplace and twin French doors to the garden, stylish contemporary fitted kitchen/breakfast room with extensive range of appliances, utility, cloakroom, master bedroom with luxury en suite, two further good sized bedrooms and a modern family bathroom. The south facing landscaped garden has generous patio area, neat lawn and decked sun terrace. Within a 5 minute walk is renowned local schooling and the High Street with a range of amenities and Welwyn Garden City town centre and both Welwyn North and Welwyn Garden City mainline stations and transport links are within a short drive.

THE AREA

Situated in a popular location in the heart of the Welwyn Village within very short walking distance of the 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 a stone's throw and secondary schooling just a short distance away.

FRONT DOOR OPEN TO:

ENTRANCE HALL

Tiled flooring. Window to the fronts. Oak staircase to the first floor with under stairs storage cupboard. Access to:

LIVING/DINING ROOM

Spacious and cosy room via double doors from the entrance hall. Feature gas fireplace. Engineered wood flooring. Triple aspect with windows to the front, rear and side and twin French doors opening onto the garden.

KITCHEN/BREAKFAST ROOM 12'4" x 11'4" (3.76m x 3.45m)

Stylish contemporary kitchen fitted with a range of wall and base units with granite worktops and tiled splash backs. 1.5 bowl granite sink. Integrated Neff appliances including fridge, freezer, dishwasher, electric oven and hob with extractor over, microwave, coffee machine and wine fridge. Breakfast bar. Tiled flooring. Window to the side. Door to:

UTILITY 6' x 4'11" (1.83m x 1.50m)

Plumbing for washing machine. Space for tumble dryer. Tiled flooring. Door to the side leading to the garden. Further door to:

CLOAKROOM

Modern low level wc and vanity wash hand basin with electric mirror with lighting. Tiled flooring. Window to the side.

FIRST FLOOR

LANDING

Storage cupboard. Loft hatch. Access to:

BEDROOM ONE 12'3" x 11'3" (3.73m x 3.43m)

Engineered wood flooring. Window to the side. Door to:

EN SUITE

Luxury suite comprising low level wc, wash hand basin and enclosed tiled P shaped jacuzzi bath with

wall mounted taps and shower over. Heated towel rail. Tiled walls and flooring. Velux window to the side.

BEDROOM TWO 10'1" x 8'4" (3.07m x 2.54m)

Engineered wood flooring. Window to the rear.

BEDROOM THREE 9'11" x 8'7" (3.02m x 2.62m)

Engineered wood flooring. Window to the rear.

BATHROOM

Modern suite comprising low level wc with chrome flush panel, feature vanity wash hand basin with wall mounted tap and enclosed tiled bath with shower over. Tiled walls and flooring. Velux window to the front.

OUTSIDE

Electric double gated driveway leading to gravelled off road parking with security cameras and lighting. The wrap around plot benefits from rooftop views and has been landscaped by the current owner. The south facing garden consists of a generous patio, lawn with automatic sprinkler system and decked sun terrace.

FURTHER INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

VIEWING INFORMATION

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 509 SQ.FT.
(47.3 SQ.M.)

est. 1992

TOTAL APPROX. FLOOR AREA 1037 SQ.FT. (96.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 529 SQ.FT.
(49.1 SQ.M.)



PUTTERILLS

est. 1992

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