



PUTTERILLS

est. 1992

28 Elmwood
West Side, Welwyn Garden City AL8 6LE
Guide price £1,000,000

TRADITIONAL AND IMPOSING 2350sqft FOUR BEDROOM DETACHED WITH GARAGE, DRIVEWAY AND LANDSCAPED GARDENS IN PRIME WEST SIDE POSITION FOR SALE CHAIN FREE

Offered for sale chain free is this traditional and imposing West Side detached home is positioned in a prime location within 0.2 miles of renowned Applecroft primary school and within a mile of the centre of the town and mainline railway station. The spacious over 2350sqft accommodation comprises entrance hall, cloakroom, generous triple aspect living room with fireplace and patio doors onto the garden, dining room with Stovax cast iron fireplace, country style fitted kitchen with integrated appliances, utility, Amdega conservatory, four dual aspect double bedrooms, family bathroom and extensive attic room currently used as an office. Externally is a lawned frontage with garage and block paved driveway providing off road parking and to the rear is a landscaped lawned garden with patio and recently renovated summer house. The property benefits from underfloor heating and character features including original internal doors and sash windows.

THE AREA

Situated in a desirable West Side location within a mile 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 King's Cross and Moorgate. Providing good transport links via road is the A1(M) which is within easy access. The renowned Applecroft primary school is 0.2 miles away and secondary schooling, Gosling Sports Park, local sports clubs and The Campus West for theatre, cinema and library are also all within walking distance.

FRONT DOOR OPEN TO:

ENTRANCE HALL

Alarm panel. Staircase to the first floor with under stairs storage cupboard. Access to:

CLOAKROOM

Low level wc and wash hand basin with tiled splash back. Wood flooring. Window to the rear.

LIVING ROOM 22'7" x 12'5" (7.2m x 3.9m)

Gas fireplace with marble hearth and feature surround. Triple aspect with sash windows to the front and side and French doors opening onto the patio and rear garden.

DINING ROOM 13'6" x 10'4" (4.1m x 3.1m)

Stovax cast iron fireplace with antique oak surround. Sash window to the front.

KITCHEN 13'5" x 11'8" (4.0m x 3.5m)

Country style kitchen fitted with an extensive range of wood wall and base units with granite worktops, tiled splash backs and under unit lighting. Sink and drainer with Franke tri flow tap with water filter. Miele integrated electric pyrolytic oven and microwave with four ring hob, warming drawer and extractor over. Central breakfast bar/island with wine rack, integrated Bosch fridge and freezer and Miele dishwasher. Tiled floor with underfloor heating. Open to the conservatory. Door to:

UTILITY 9'10" x 8'9" (3.0m x 2.6m)

Work surface and wall units. Plumbing for washing machine and tumble dryer. Tiled flooring with underfloor heating. Sky light. Doors to the front and rear.

CONSERVATORY 24'9" x 13'10" (7.5m x 4.2m)

Amdega wood and glazed construction with surrounding windows, doors to the rear and double doors to the side onto the patio. Exposed brickwork. Tiled flooring with underfloor heating. Electric power roof blinds.

FIRST FLOOR

LANDING

Airing cupboard. Loft hatch to attic room. Sash window to the rear. Access to:

BEDROOM ONE 13'1" x 12'4" (3.9m x 3.7m)

Dual aspect with sash windows to the side and rear.

BEDROOM TWO 13'6" x 11'8" (4.1m x 3.5m)

Dual aspect with sash windows to the side and rear.

BEDROOM THREE 11'1" x 10'5" (3.38m x 3.18m)

Dual aspect with sash windows to the front and side.

BEDROOM FOUR 12'4" x 9'1" (3.76m x 2.77m)

Dual aspect with sash windows to the front and side.

BATHROOM

Comprising low level wc, pedestal wash hand basin and enclosed panel bath with shower over and folding glass screen. Heated towel rail. Tiled walls. Amtico flooring. Extractor. Sash window to the front.

ATTIC ROOM 21'3" x 12'6" (6.48m x 3.81m)

Extensive and fully boarded space currently used as office. Eaves storage. Two Velux windows overlooking the rear garden.

OUTSIDE**FRONT**

Laid to landscaped lawn with specimen tree. Steps up to front door with feature storm porch and security lighting. Block paved driveway providing off road parking and leading to:

GARAGE

Double doors to the front. Door to the rear. Power and lighting connected.

REAR GARDEN

Landscaped and very well cared for garden mainly laid to lawn with well stocked borders of various plants, shrubs and trees. Natural Indian Sandstone patio area to the immediate rear of the house with Thomas Sanderson electric awning from living room. Paved footpath to the summer house. Archway to further lawn with garden shed. Power points. Security lighting. Hedged and fenced boundaries.

SUMMER HOUSE 15' x 10' (4.57m x 3.05m)

Recently renovated summer house with covered paved seating area to the front. Power and lighting connected. Windows to the front and side, double doors to the front.















Ground floor
Approx. Floor
Area 130.1 Sq.M.
(1400 Sq.Ft.)

1st floor
Approx. Floor
Area 66.9 Sq.M.
(720 Sq.Ft.)

Total Approx. Floor Area 196.9 Sq.M. (2120 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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