



P U T T E R I L L S

— est. 1992 —

2 Badgers Walk
Tewin Wood, Welwyn AL6 0HP
Guide price £1,295,000

NEARLY 2700sqft FOUR/FIVE BEDROOM DETACHED RESIDENCE ONJUST UNDER 1 ACRE PLOT IN PRIVATE CLOSE IN TEWIN WOOD LOCATION

This substantial nearly 2700sqft detached residence is set on a just under 1 acre plot in a private close of only four properties in Tewin Wood, a popular commuter village with superb rural landscape and range of local facilities. Welwyn North mainline station is less than 2 miles away with Welwyn Garden City and Hertford town centres with variety of amenities are just a short drive away. The flexible and spacious home offers expansive living space combined with sprawling mature rear garden, driveway and double garage providing ample off road parking. The accommodation comprises entrance porch and hall, cloakroom, triple aspect living room with doors onto the garden, dining room with bay window, study/fifth bedroom, country style fitted kitchen with space for range cooker, utility room, dual aspect family room, master bedroom with dressing room and en suite, three further bedrooms with fitted wardrobes and family bathroom.

THE AREA

Situated in highly desirable rural village a short drive of Welwyn Village, Knebworth, Hertford and Welwyn Garden City which benefit from a wide range of amenities and shops. Welwyn Garden City, Welwyn North and Knebworth mainline railway stations are all within close proximity and offer fast and frequent services into London Kings Cross, Moorgate and Peterborough. Within easy access are the A1(M) and M25 providing good road transport links. A wide selection of renowned primary and secondary schools are located in Hertfordshire spanning Hertford, St Albans and Hitchin and the University of Hertfordshire is positioned in nearby Hatfield. Sports and golf clubs, gymnasiums, playing fields, a variety of countryside, public houses and restaurants are in the local vicinity.

FRONT DOOR OPEN TO:

ENTRANCE LOBBY

Door to:

ENTRANCE HALL

Staircase to the first floor with understairs storage cupboard. Access to:

CLOAKROOM

Low level wc and vanity wash hand basin. Heated towel rail. Tiled walls flooring. Window to the front.

LIVING ROOM 22'10" x 14'4" (6.96m x 4.37m)

Log burner with wooden surround and marble hearth. Triple aspect with bay window to the front, further window to the rear and French doors opening onto the garden. Archway to:

DINING ROOM 14'11" x 11'9" (4.55m x 3.58m)

Bay window to the rear.

STUDY 12'4" x 12'1" (3.76m x 3.68m)

Window to the front.

KITCHEN

Country style kitchen fitted with an extensive range of solid oak wall and base units with worktops over and tiled splash backs. 1.5 bowl sink and drainer. Space for range

cooker with extractor over. Space for American style fridge/freezer. Integrated dishwasher. Tiled flooring with underfloor heating. Window to the rear. Door to:

UTILITY ROOM 17'11" x 8'5" (5.46m x 2.57m)

Fitted cupboards and worktops. Sink and drainer. Plumbing for washing machine. New Worcester Bosch boiler in airing cupboard. Window to the rear. Access to the front, rear and garage. Door to:

FAMILY ROOM 17'4" x 13'8" (5.28m x 4.17m)

Fireplace with wooden surround and marble hearth. Triple aspect with windows to the side and rear.

FIRST FLOOR

LANDING

Airing cupboard. Loft hatch with ladder. Access to:

BEDROOM ONE 14'5" x 12'6" (4.39m x 3.81m)

Fitted furniture. Window to the front. Doors to:

DRESSING ROOM/BEDROOM FIVE 8'1" x 7'7" (2.46m x 2.31m)

Fitted wardrobes. Window to the rear.

EN SUITE

Comprising low level wc, vanity wash hand basin and P shaped bath with shower over. Tiled flooring with underfloor heating. Window to the side.

BEDROOM TWO 14'5" x 13'7" (4.39m x 4.14m)

Fitted wardrobes. Window to the rear.

BEDROOM THREE 12'3" x 11'5" (3.73m x 3.48m)

Fitted wardrobes. Window to the rear.

BEDROOM FOUR 12'8" x 8'11" (3.86m x 2.72m)

Fitted wardrobes. Window to the front.

BATHROOM

Comprising low level wc, vanity wash hand basin and enclosed bath with shower over. Wood clad walls. Windows to the front.

OUTSIDE

FRONT

Laid to lawn with mature and specimen trees. Path to the front door with covered storm porch. Bin store area. Gated side access to the rear. Generous gravel driveway providing ample off road parking and leading to:

DOUBLE GARAGE 20'10" x 17'8" (6.35m x 5.38m)

Roller electric doors. Power and lighting.

REAR GARDEN

Mature rear garden laid to lawn with seating areas and various trees. Hedged and fenced boundaries.

VENDOR COMMENTS

The gardens are for us the unusual and captivating feature of this property and provide an oasis of tranquillity and privacy. There are several seating areas around the

garden which catch the sun throughout the day and a huge variety of wildlife.

FURTHER INFORMATION

Council tax band: G

EER: D

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

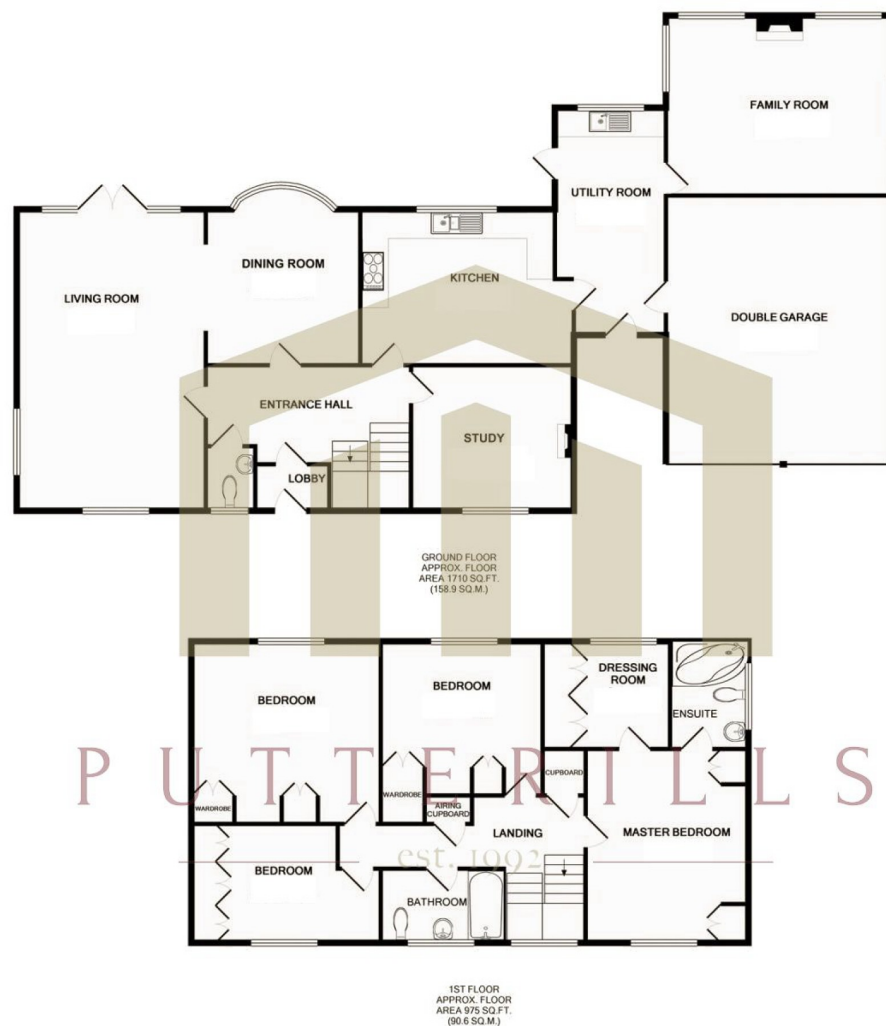
MORTGAGE REQUIRED?

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









TOTAL APPROX. FLOOR AREA 2685 SQ.FT. (249.5 SQ.M.)

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.