



PUTTERILLS

est. 1992

3 Wendover Court, Welwyn Village, AL6 9HR  
**Guide price £800,000**

# CHAIN FREE AND FULLY REFURBISHED FOUR/FIVE BEDROOM DETACHED CHARACTER PROPERTY IN SOUGHT AFTER VILLAGE LOCATION WITH GARAGE, DRIVEWAY AND SECLUDED COURTYARD GARDENS

This chain free detached character property is located in a sought after location of just three homes within very short walking distance of Welwyn Village High Street. The nearly 1800sq ft fully refurbished accommodation offers a high specification show home standard throughout comprising entrance hall, cloakroom, dual aspect living room with feature brick fireplace, dual aspect dining room, stunning modern fitted kitchen/breakfast room, four first floor bedrooms with brand new en suite to the master, brand new family bathroom and loft room/bedroom five. Outside are generous and secluded courtyard style gardens to the side and rear, wraparound lawn, driveway and garage providing off road parking.

## THE AREA

Situated in a private Welwyn Village location a stone's throw of the High Street with a range of amenities including doctors, dentists, public houses, restaurants, library, 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 0.5 miles and secondary schooling just a short distance away.

## FRONT DOOR OPEN TO:

### ENTRANCE HALL

Cloak cupboard. Window to the front. Staircase to the first floor. Access to:

### CLOAKROOM

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

### LIVING ROOM 22'2" x 10'7" (6.76m x 3.23m)

Feature brick fireplace. Window to the front. Patio doors to the side garden. Open to:

### DINING ROOM 11'7" x 9'9" (3.53m x 2.97m)

Windows to the side and rear. Open to:

### KITCHEN/BREAKFAST ROOM 18'9" x 9' (5.72m x 2.74m)

Stunning kitchen fitted with a vast range of modern grey gloss wall and base units with worktops and upstands. 1.5 bowl sink and drainer. Rangemaster with extractor over and splash back. Integrated fridge/freezer, dishwasher, washing machine and dryer. Wine cooler and rack. Breakfast island providing seating and storage. Windows to the side and rear. Door to the side leading to

the rear garden. Door to the garage.

## FIRST FLOOR

### LANDING

Access to:

### BEDROOM ONE 15'5" x 11'9" max (4.70m x 3.58m max)

Fitted wardrobes. Windows to the front and side. Door to:

### EN SUITE

Brand new suite comprising low level wc, vanity wash hand basin, enclosed panel bath with shower attachment and corner shower cubicle. Storage cupboards. Heated towel rail. Tiled walls and flooring. Velux window to the front.

### BEDROOM TWO 15'1" x 9'9" (4.60m x 2.97m)

Built in wardrobes. Windows to the side and rear.

### BEDROOM THREE 12' x 10'2" (3.66m x 3.10m)

Built in wardrobes. Window to the front.

### BEDROOM FOUR 9'1" x 8'1" (2.77m x 2.46m)

Window to the rear.

### BATHROOM

Further brand new suite comprising low level wc, pedestal wash hand basin and P shaped enclosed panel bath with shower over and glass screen. Storage cupboards. Heated towel rail. Tiled walls and flooring. Window to the side.

### LOFT ROOM 13'4" x 10'7" (4.06m x 3.23m)

Eaves storage. Velux window to the front.

## OUTSIDE

### FRONT

Driveway leading to:

### GARAGE 15'3" x 9'10" (4.65m x 3.00m)

Electric up and over door.

## SIDE GARDEN

Generous and secluded courtyard style garden. Feature pond. Raised planted beds. Brick built storage shed. Walled boundaries with gated access leading to wraparound lawn with planted borders. Further gated access to the front.

## REAR GARDEN

Second good sized and secluded courtyard style garden. Walled boundaries with gated access to the side and front.

## VENDOR COMMENTS

A lovely home, in a lovely close, in a lovely village. Offering everything Welwyn has to offer within easy walking distance. Flexible enough to be a family home, or comfortable for two with the capability to cope easily when the family descend. Low maintenance both inside and out, and as an established house anything that might have happened has. A secure lock & leave' for those with 2nd homes. No.3 has been in my family for 30 years and been a hub for three generations. It comes totally refurbished, but maintains the same heart.

## FURTHER INFORMATION

Council tax band: G  
EER: E

## VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH  
PUTTERILLS

## MORTGAGE REQUIRED?

Talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss options. Contact 01707 393333.













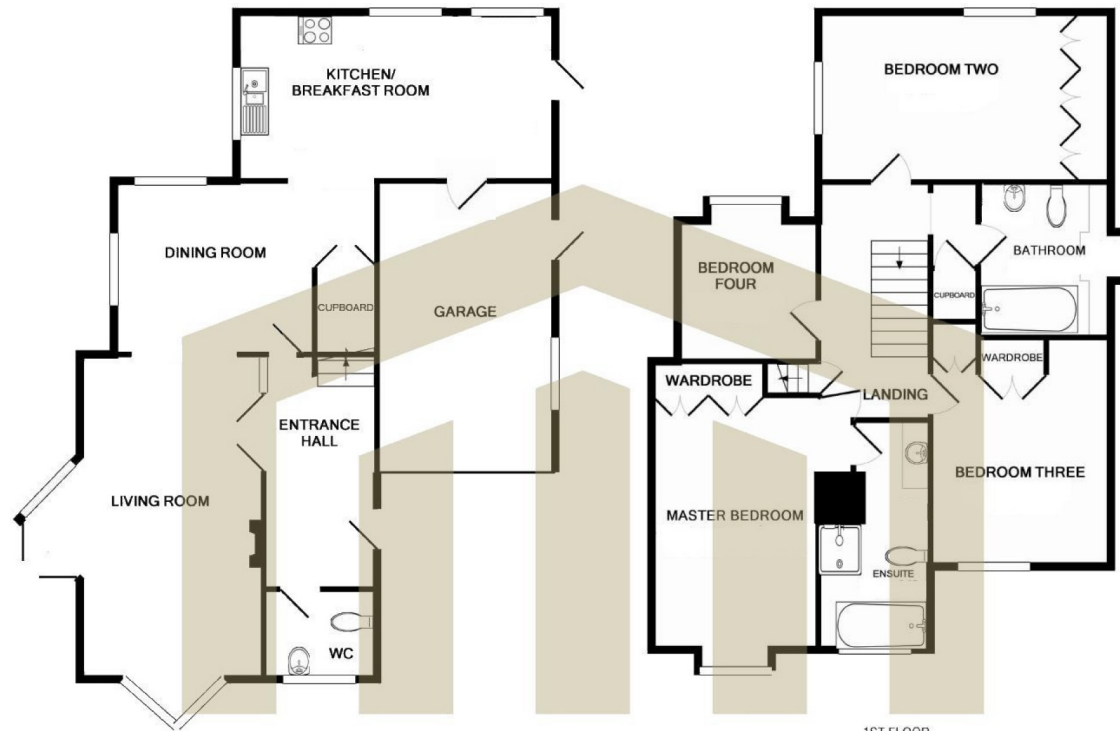










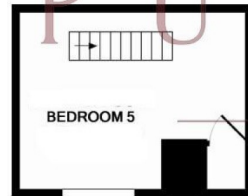


1ST FLOOR  
APPROX. FLOOR  
AREA 75.2 SQ.M.  
(809 SQ.FT.)

TOTAL APPROX. FLOOR AREA 167.1 SQ.M. (1798 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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GROUND FLOOR  
APPROX. FLOOR  
AREA 79.0 SQ.M.  
(851 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 12.9 SQ.M.  
(138 SQ.FT.)

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