



PUTTERILLS

est. 1992

6 Scholars Mews, Welwyn Garden City, AL8 7JQ
Price guide £685,000

THREE DOUBLE BEDROOM PROPERTY SITUATED WITHIN A POPULAR CENTRAL MEWS DEVELOPMENT WITH OFF ROAD PARKING AND GARAGE.

A unique opportunity to purchase a well presented three double bedroom residence set within a popular mews development central to Welwyn Garden City town centre.

This stunning residence offers versatile accommodation over two floors with the ground floor boasting a large living/dining room with patio doors overlooking the rear garden, modern fitted kitchen with integrated appliances and a downstairs cloakroom. The first floor provides three good sized double bedrooms with en-suite and walk in dressing room to the master bedroom plus a separate bathroom.

Externally the property offers a driveway providing off road parking leading to a garage with a remote control door and a low maintenance landscaped rear garden.

THE AREA

Situated in a highly sought after West Side location within very short walking distance 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 Kings Cross and Moorgate. Providing good transport links via road is the A1(M) which is within easy access. Templewood, a renowned local 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

Door to front. Coved ceiling. Alarm panel. Under stairs storage cupboard. Access leading to:

LIVING/DINING ROOM 21'02" X 16'01" (6.45m X 4.90m)

Double glazed patio doors overlooking the garden. Gas fireplace with feature surround. Coved ceiling.

DOWNSTAIRS CLOAKROOM

Suite comprising low level wc, wash hand basin with vanity below.

KITCHEN 13'03" X 8'00" (4.04m X 2.44m)

Modern fitted kitchen with a selection of wall/base units. Stainless steel sink and drainer. Double electric oven and gas hob. Integrated appliances include fridge/freezer and dishwasher. Under unit lighting. Double glazed window to front.

FIRST FLOOR

LANDING

Loft hatch. Airing cupboard. Access to all rooms.

BEDROOM ONE 14'07 X 13'06 (4.45m X 4.11m)

Double glazed sash window to front, walk in dressing area. Door leading to:

EN-SUITE

Double glazed window to front. White suite comprising low level wc, wash hand basin with vanity below. Shower cubicle.

BEDROOM TWO 16'03" X 10'04" (4.95m X 3.15m)

Double glazed patio doors leading to Juliet balcony. Fitted wardrobes.

BEDROOM THREE 16'04 X 10'04" (4.98m X 3.15m)

Double glazed patio doors leading to Juliet balcony. Fitted wardrobes.

BATHROOM

White suite comprising low level wc, wash hand basin with vanity. Enclosed panelled bath with

shower attachment over.

EXTERIOR

FRONT

Driveway providing off road parking leading to garage. Storm porch. Footpath leading to property.

GARAGE 19'08 X 8'03 (5.99m X 2.51m)

Remote control door. Power and lighting. Access to property via entrance hall.

REAR

Landscaped rear garden with various seating areas. Patio area directly to rear of property. Well stocked borders. Rear gated access.

FURTHER INFORMATION

Council tax band: F

EER: C

Other Charges: The property is set within a private road with access to communal grounds. Bi-annual charge of £170

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS

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.









