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*Willow Walk, Welwyn, Hertfordshire, AL6 9SQ*  
*Guide price £1,399,950*



A stunning four bedroom detached residence which sits upon approximately two acres of land, enjoying an elevated setting in a semi-rural location and captures sweeping views. Originally a bungalow which has been elegantly extended and completely re-furbished inside and outside to a high standard and now provides a spacious family home arranged on two levels. A charming approach via a private carriage drive with electric security gates gives a hint of the lovely home within. The floorplan provides just under 3,000sq ft of internal layout with accommodation including an entrance hall, front to back kitchen/dining room, living room, shower room, utility room, and family room/bedroom four on the ground floor. On the first floor is master bedroom complete with dressing area and en-suite, two additional double bedrooms and a family bathroom. This property also boasts a detached self-contained annexe which comprises of a living room, kitchen, shower room, two double bedrooms and a garage, plus a separate, detached workshop measuring approximately 42ft in length. Every comfort has been included with underfloor heating, quality integrated appliances and sanitary ware, and feature wood burning stove, plus luxurious furnishings including tiled floors, carpets and chrome fixtures and fittings. The property is totally in sync with its natural surroundings. Daylight pours in through the two sets of bi-folding doors in the kitchen/diner which offers an outlook of almost 180 degrees over the acreage and beyond. The bi-folding doors open onto a large curved patio area with steps down to the lovely garden that frames the perimeter of the home, making the perfect setting for summer entertaining.





## Introduction

Entrance Hall, Kitchen/Breakfast/Dining Room, Family Room, Utility Room, Shower Room, Four Bedrooms, En Suite, Family Bathroom, Detached Annex (The Barn) Comprises: Lounge, Kitchen, Two Bedrooms, Bathroom, Detached Workshop, Store Room, Approx. 2 Acre Gardens.







## Ground Floor Accommodation

### Entrance Hall

Double glazed door to front aspect. Tiled floor. Underfloor heating. Alarm. Walk in cloaks cupboard and under stairs cupboard.

### Shower Room

Suite comprises: Shower cubicle. Low level wc. Wash hand basin. Velux skylight to side aspect. Tiled floor. Underfloor heating.

### Kitchen/Breakfast/Dining Room

Bright and spacious with double glazed windows to front and side aspects from the kitchen offering distant panoramic views over open countryside. Fitted kitchen has a comprehensive range of wall and base units with wood work surfaces. One and half bowl stainless steel sink unit. Integrated appliances include eye level double oven and grill, induction hob, extractor fan, fridge/freezer and dishwasher. Dining area has Bi-folding doors to both side and rear aspects, distant views. Log burner. Tiled floor. Underfloor heating.

### Utility Room

Double glazed window to side aspect. Wall and base units with wood work surfaces. Single drainer stainless steel sink. Integrated washing machine. Tiled floor. Underfloor heating.

### Living Room

Double glazed window to rear aspect Velux skylight. Carpet. Underfloor heating.

### Bedroom Four/Family Room

Double glazed window to front aspect. Carpet. Underfloor heating.











## *First Floor Accommodation*

### *Landing*

*Stairs rise and turn from hallway. Radiator. Carpet.*

### *Master Bedroom*

*Double glazed windows to front and side aspect. Distant views. Built in wardrobes. Radiator. Carpet.*

### *En-Suite*

*Suite comprises: Shower cubicle. Low level wc. Wash hand basin. Shaver point. Chrome heated towel rail. Fully tiled walls. Tiled floor.*

### *Bedroom Two*

*Double glazed window to side aspect. Distant views. Built in wardrobes. Radiator. Carpet.*

### *Bedroom Three*

*Double glazed window to side aspect. Distant views. Built in wardrobes. Radiator. Carpet.*





### **Bathroom**

Suite comprises: Low level wc. Bath with mixer tap and shower. Wash hand basin. Shaver point. Chrome heated towel rail. Radiator. Extractor fan. Fully tiled walls. Tiled floor. Double glazed windows to rear and side aspects.

### **Detached Annex 'The Barn'**

#### **Kitchen**

Double glazed window to side aspect. Distant views. Fitted wall and base units with wood work surfaces. Single drainer stainless steel sink. Integrated appliances include hob, oven and fridge freezer. Tiled floor. Underfloor heating.

#### **Lounge**

Bi-folding doors to side aspect. Bright room with distant views. Tiled floor. Underfloor heating.

### **Bedroom One**

Double glazed window to rear aspect. Tiled floor. Underfloor heating.

### **Bedroom Two**

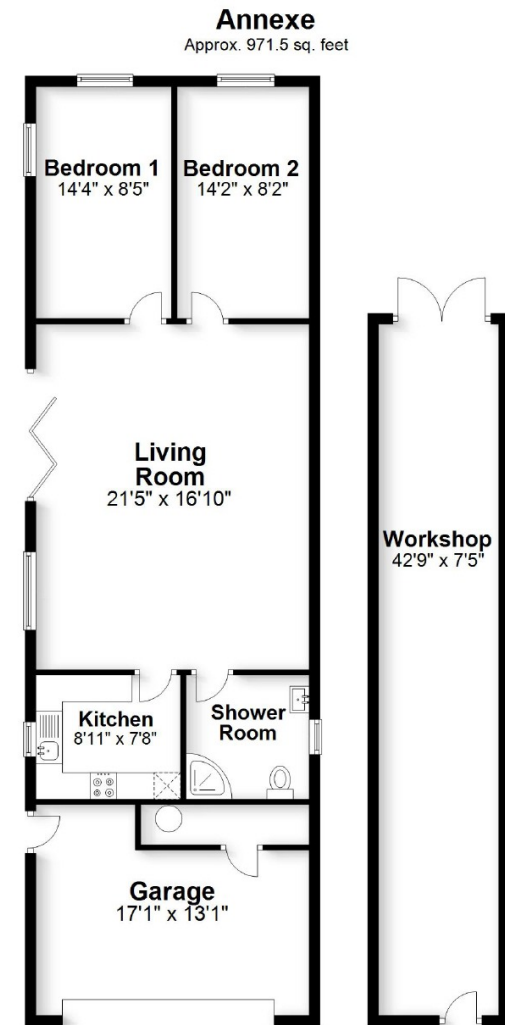
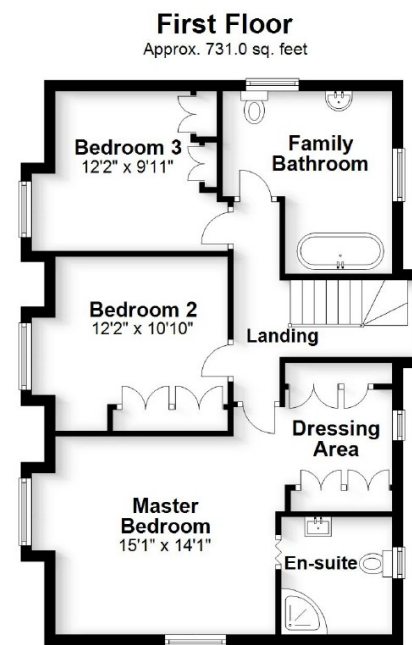
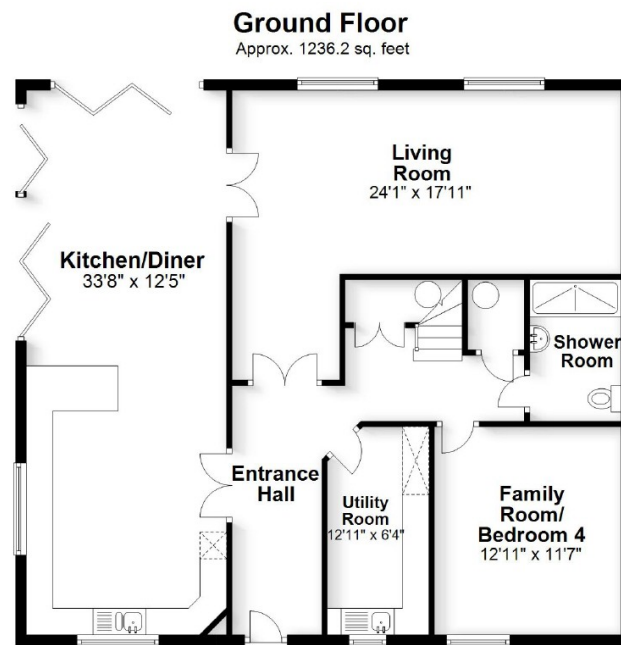
Double glazed windows to rear and side aspects. Tiled floor. Underfloor heating.

### **Bathroom**

Suite comprises: Shower cubicle. Low level wc. Wash hand basin. Shaver point. Tiled floor. Underfloor heating. Double glazed window to side aspect.







Total area: approx. 2938.6 sq. feet

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Plan produced using PlanUp.



### *Workshop*

*Detached brick workshop accessed from both front and back with space for drive in sit on mowers. There is a large work bench and shelving. Light and power.*

### *Rear Garden*

*The rear garden is mainly laid to lawn. Large curved paved patio. Pond. Mature trees. Garden is enclosed and offers distant views. Power, outside lighting and water tap. Further shingle drive and parking area. Storeroom with light and power.*

### *Front Garden*

*Electric gates open to a long shingle driveway leading up to the property where there is ample parking for numerous vehicles. The garden is mainly laid to lawn with some mature trees and hedges. Outside lighting.*

### *Location*

*Willow Walk is situated in a highly regarded location, close to Danesbury Park, fabulous open countryside and is within easy reach of the pretty village of Old Welwyn. Old Welwyn is a short drive away and provides numerous day to day amenities. Transportation links are also conveniently placed, with the A1(M) junction 6 and Welwyn North mainline station is within easy reach.*

### *Disclaimer*

*Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.*

### *Council Tax Rating*

*Hertfordshire County Council*

### *Council Tax Band*

*F*

### *Council Tax Charge*

*£2169*







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