



PUTTERILLS

EST. 1992

5 Oaklea Close, Oaklands, Welwyn, AL6 0QL

**Price £795,000**



## Generously proportioned 5 bedroom family "Court Home" in cul-de-sac location

This bright and extremely spacious 5 bedroom detached family residence was constructed by the reputable 'Court Homes' in 1976 and occupies a mature plot to the end of the cul-de-sac, with views to the front across the wooded Oaklands.

With a private driveway and detached double garage to the front, this property has scope for refurbishment and boasts a feature central hall with double height ceiling and staircase with original wooden balustrade leading to the gallery above. A stylish refitted kitchen is adjacent to a 17' dining room, providing potential to create an open plan kitchen family room if so desired. The accommodation further provides a triple aspect sitting room with inglenook fireplace, utility room, cloakroom, en-suite shower room and family bathroom. There are double glazed windows and gas heating to radiators. To the rear of the house is a patio with steps up to raised lawn and sun terrace, and beds with mature shrubs.

Energy Efficiency Rating: C

The area of Oaklands enjoys a number of private residential turnings, some wonderful borders onto woodland & access to fine country walks. There is a junior/mixed infant school and a parade of shops that includes a sub post office, general convenience store, flower shop & butcher. Just over a mile away is the picturesque village of Welwyn which is steeped in history & located on the banks of the river Mimram. Some great pubs & good restaurants can be found here, along with a hidden manor house, ancient ford, the Old Roman Baths & an independent baker. Welwyn Garden City is approximately 4 miles south & has a number of leisure facilities, large shopping centre & a John Lewis department store.

The area has excellent rail links in the nearby villages of Knebworth & Digswell which are approximately a 5 minutes car journey away.

















Total area: approx. 204.9 sq. metres (2205.4 sq. feet)