



PUTTERILLS

est. 1992

5 Larch Lane, Oaklands, Welwyn, AL6 0UJ

Price £650,000

Entirely individual detached residence with pretty views from all windows and a beautiful South & Westerly facing plot.

This established, extremely individual and beautifully re-fitted character detached chalet bungalow enjoys an elevated location along a pretty private no-through Lane and occupies a superb plot of approximately 0.232 of an acre. With excellent scope for further enlargement if required (subject to obtaining all the necessary planning consents), the property provides bright, flexible accommodation with lovely views from all windows, and includes: Entrance lobby & hallway, re-fitted kitchen, sizeable dining room with staircase, comfortable lounge with bay window, 3 bedrooms, en-suite shower room, WC & family bathroom. The generous private garden has a raised patio and deep lawn with mature shrubs and tree borders, whilst to the front of the property is a driveway with access to a single garage and further driveway, providing parking for up to 6 cars. EER: D

The desirable residential area of Oaklands is situated just north east of Welwyn village & enjoys some wonderful borders onto woodland & access to fine country walks. The neighbourhood has a junior/mixed infant school and a parade of shops that include a sub post office, general convenience store, flower shop, chip shop & butcher. There are excellent rail links in the nearby villages of Knebworth & Digswell (Welwyn North) which are approximately 5 minutes by car.

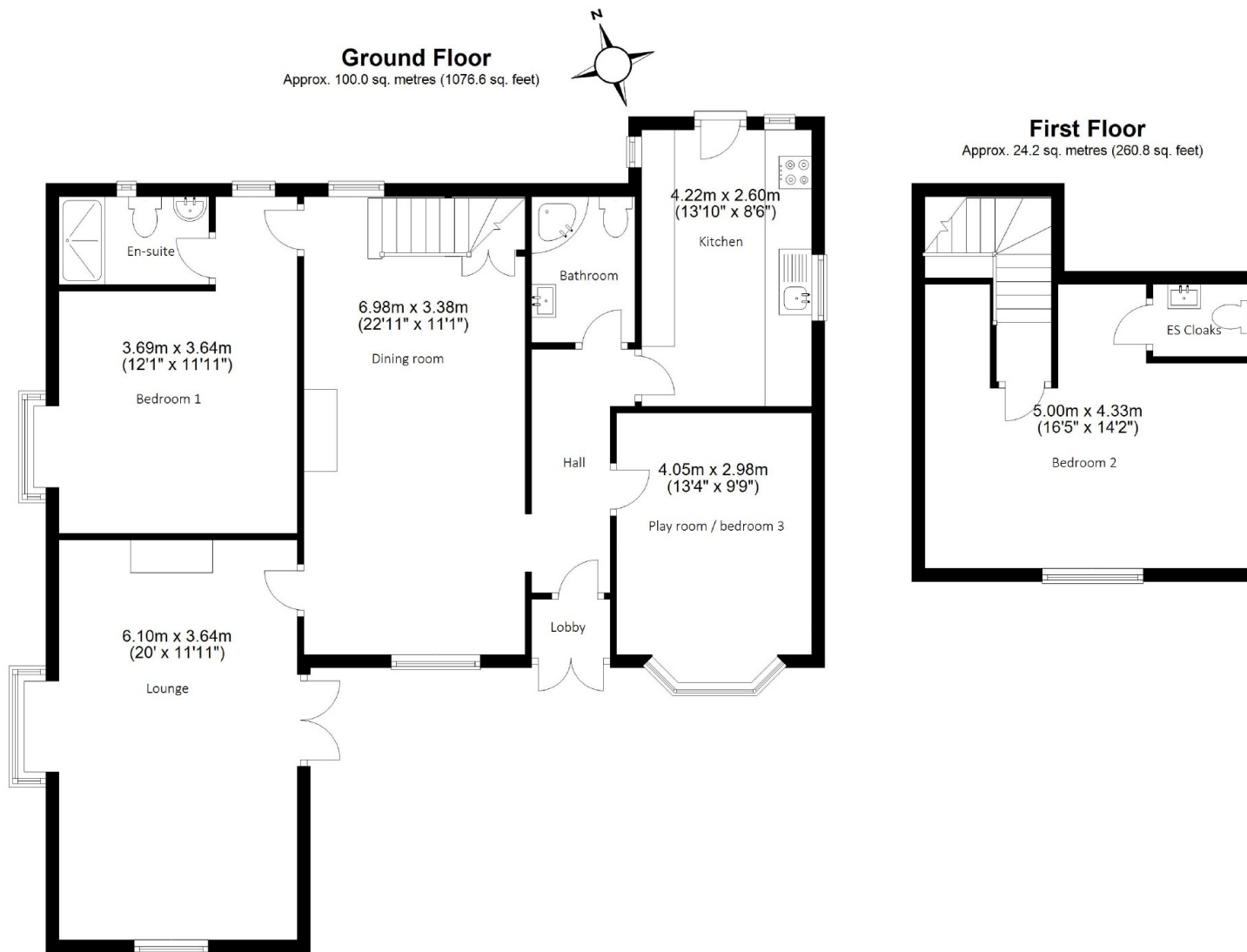
The following times and distances are approximate as a guide only: London Kings Cross (32 minutes by rail via Knebworth) - Hertford 6.8 miles - Welwyn Garden City 4 miles - St Albans 12 miles - M25 14 Miles - Luton airport just over 13 miles - Stansted airport (25 miles) - A1M Junction (6) less than a mile away - Heathrow airport (36 miles)











Total area: approx. 124.3 sq. metres (1337.4 sq. feet)