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EST. 1992

8a Woodland Way, Oaklands, Welwyn, AL6 0RZ

Price £799,995

This extended and totally refurbished 3-4 bedroom chalet style home

Set along a private, leafy road, this extended and totally refurbished 3/4 bedroom chalet style home is well presented and provides hugely versatile accommodation. Benefitting from gas heating and double glazed windows, there is a generous central hallway, contemporary fitted kitchen, lounge opening to a dining room, study & family room / bedroom 4, and a ground floor bedroom with en-suite shower room. On the first floor there are two further bedrooms - the spacious main bedroom with an en-suite shower room, and a modern family bathroom. The low maintenance south westerly facing and private rear garden is thoughtfully planted, there is an attached single garage and a horseshoe driveway providing parking for up to 5 cars. This property has scope to create another bedroom to the first floor, and for the garage to be converted into further living space if required (subject to normal planning consents). EER: C

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 cater for daily needs. These include a sub post office, general convenience store, flower shop, chip shop & butcher. Just over a mile away is the truly 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 historic cottages, a hidden manor house, ancient ford, the Old Roman Baths & an independent baker.

Proximity

The following distances are approximate as a guide only:
London Kings Cross (32 minutes by rail via Knebworth) - Hertford (The county town) 6.8 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) - Welwyn Garden City 4 miles.

The accommodation is arranged as follows:

Steps up to part glazed front door with glass panels either side:

Entrance Hall 13'6 x 10'4 (4.11m x 3.15m)

A spacious and welcoming approach to the accommodation with stairs to the first floor and door

to:

Sitting Room 19'8 x 14'7 max (5.99m x 4.45m max)

This well proportioned room has French doors to the garden, radiator and doors to the study, family room/ bedroom four, kitchen and to:

Dining Room 11'2 x 8'10 (3.40m x 2.69m)

With glazed doors with access from the sitting room and a window to the side.

Kitchen 17'1 x 8'11 (5.21m x 2.72m)

Contemporary style kitchen, fitted with an extensive range of white gloss wall and base units with black granite working surfaces, stainless steel sink unit with mixer tap and drainer. Kenwood double oven and

gas hob with extractor fan over, integrated Kenwood dishwasher and space for an American style fridge freezer. With porcelain tiled flooring, primary underfloor heating, window to the front and personal door to the garage.

Study 8'3 x 6'8 (2.51m x 2.03m)

With glazed doors from the sitting room and window to the rear.

Family room / bedroom 4 14'4 x 8'1 (4.37m x 2.46m)

Accessed from the lounge, with wiring for speakers, window to the rear and French doors to the garden.

Bedroom 2 (ground floor) 14' x 8'10 (4.27m x 2.69m)

A versatile room currently in use as a bedroom, with window to the front, fitted wardrobe and door to:

"Jack and Jill" style en suite 8'10 x 3'11 (2.69m x 1.19m)

Jack and Jill style shower room, also accessed from the sitting room, and fitted with shower cubicle, white pedestal wash hand basin and low level WC, and laminate flooring.

STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR:

Landing

The staircase has a modern chrome and wooden balustrade, there is a vaulted ceiling, windows to the front and rear and doors to all first floor accommodation including:

Bedroom 1 21' x 14'7 max (6.40m x 4.45m max)

A generously proportioned dual aspect room with a walk-in wardrobe and windows to the front and rear. Door to:

En Suite Shower Room 4'8 x 6'3 (1.42m x 1.91m)

Fitted with a white suite comprising WC, curved shower cubicle with rain shower head, mosaic half tiled walls and a wash hand basin with chrome taps. There is porcelain tiled flooring with under floor heating, heated towel rail, and shaver point.

Bedroom 3 15'9 x 11' max (4.80m x 3.35m max)

With built in fitted wardrobes, window to the front, and small door

to eaves storage.

Family bathroom 12'2 x 6'8 (3.71m x 2.03m)

Fitted with a contemporary white suite comprising a panelled bath with hand held shower and chrome taps, WC and wash hand basin. There is ceramic tiled flooring with under floor heating, part tiled walls, shaver point, opaque window to the side and Velux above.

Outside

Rear garden

The property has a private south westerly facing garden with a paved patio area, lawn with raised railway sleeper beds stocked with attractive shrubs, Ketter plastic shed, mature hedging and side access.

Front garden & driveway

To the front there is a horseshoe driveway that provides parking for up to five cars and leads to the garage. There is a willow tree and mature hedging to the sides providing privacy.

Garage 19'10 x 10'10 (6.05m x 3.30m)

With electric garage door, light, hot and cold water supply, and power. The garage houses the mega flow boiler and hot water tank. With door to garden and door to kitchen.

EER & Council Tax

Council Tax - E

Energy Efficiency Rating (EER) - C

Viewing information

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Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of

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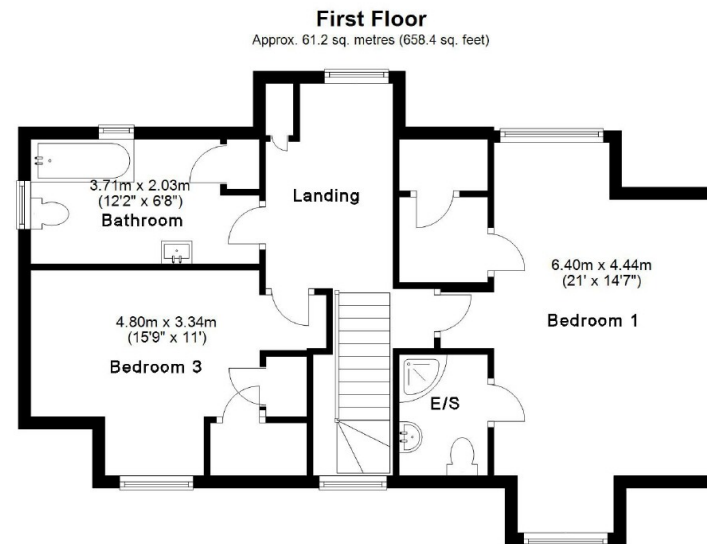
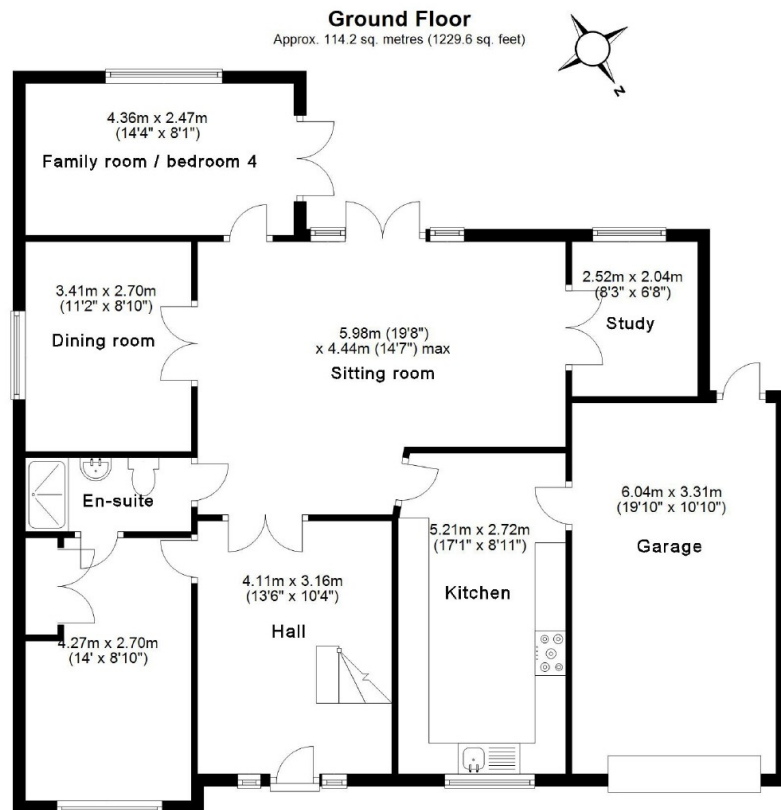
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Total area: approx. 175.4 sq. metres (1888.1 sq. feet)

Includes garage area
Plan produced using PlanUp.