



PUTTERILLS

EST. 1902

Rosalie, Pottersheath Road, Welwyn, AL6 9SU

Price £795,000

A very pretty 4 bedroom Victorian semi-detached in semi-rural setting

A rare opportunity to purchase a stunning Victorian property in the well regarded semi-rural area of Pottersheath. 'Rosalie' is a very pretty 4 bedroom semi-detached character residence with accommodation as follows: Central entrance hall with staircase, cosy sitting room with fireplace and dual fuel burner, formal lounge, fitted study with bespoke oak shelving, stunning 'Mark Wilkinson' fitted kitchen/breakfast room, cloakroom, utility room, traditional style bathroom with roll top bath and shower cubicle. The beautifully stocked and extremely well maintained rear garden boasts wide lawns and a terrace, versatile brick outbuilding with electricity, and a timber summerhouse. The house is approached via a timber 5 bar gate that in turn leads to a gravelled driveway with parking, and space to the side for further enlargement (subject to obtaining all the necessary planning consents).

Rabley Heath is a picturesque semi rural setting nestled between Welwyn village, Codicote & Knebworth. The area is surrounded by the wonderful Hertfordshire countryside, revealing bridleways, foot paths across open fields and pretty country lanes. Within just a couple of minutes is a lovely pub & eatery, whilst more comprehensive amenities can be found in nearby Welwyn & Knebworth that provide supermarkets, a selection of shops and mainline rail link to London Kings Cross (Knebworth to Kings Cross 25 35 minutes). All distances are approximate for guidance only: Knebworth 1.7 Miles - Stansted airport 28 miles - London Heathrow Airport 37 miles - Luton Airport 13.5 miles, Welwyn Garden City 4.8 Miles - Hitchin 12 miles - Hertford 10.7 miles - Welwyn 2.3 miles - M25 (Watford) 17 miles - A1 (M) Junction (6) 2.5 miles

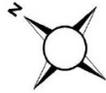












Ground Floor

Approx. 76.2 sq. metres (820.5 sq. feet)



First Floor

Approx. 60.0 sq. metres (646.3 sq. feet)



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Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.