



Rarely available spacious 3 bedroom bungalow with garden, courtyards, garage and driveway

This deceptively spacious and extremely well proportioned detached 3 bedroom bungalow was constructed in the mid 1970's by local builders 'Court Homes', and enjoys a highly convenient cul-de-sac setting within easy reach of the local shopping parade and schooling. Approached via an entrance vestibule, this irregular 'H' shaped building boasts a welcoming dual aspect dining hall and further inner hallway, superb dual aspect drawing room with fireplace, fitted kitchen, 3 lovely bedrooms and 2 bathrooms - one of which provides en-suite facilities. In addition, there is a utility room and attached double garage with driveway parking for 2 cars. The accommodation is in need of some modernisation, existing benefits include gas heating to radiators, double glazed windows, and a private easily managed rear garden with terrace & further courtyard. Energy Rating: 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 & Digsweil (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 (The county town) 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).





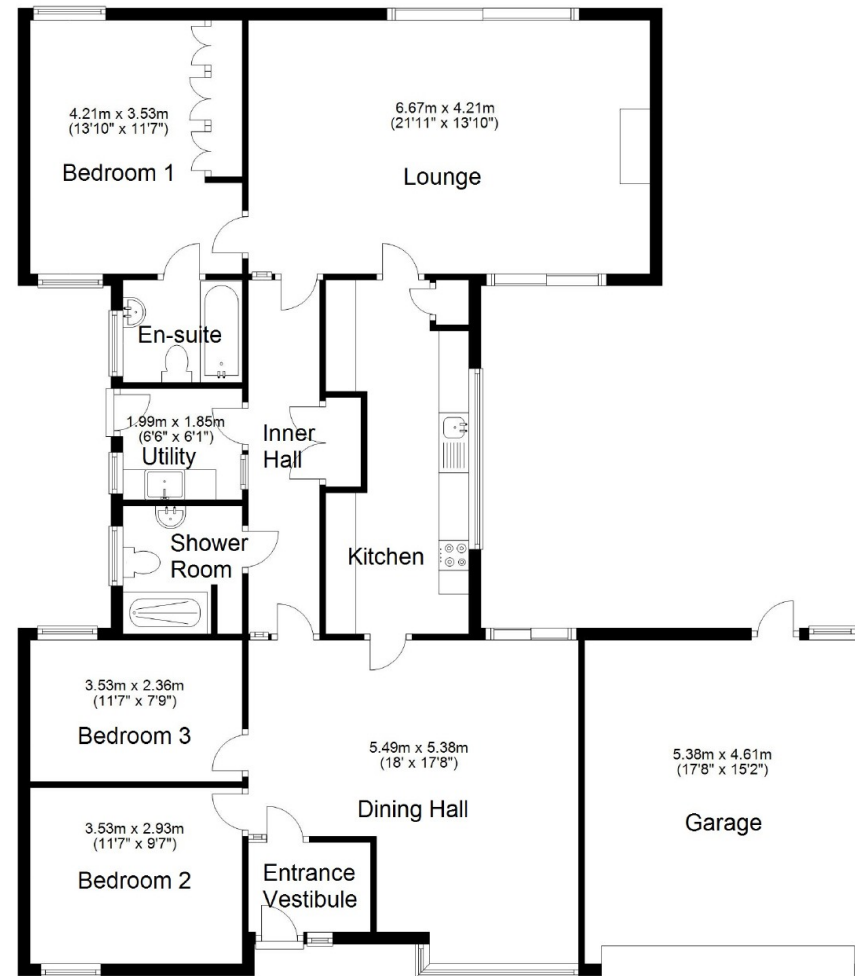






Ground Floor

Approx. 151.2 sq. metres (1627.4 sq. feet)



Total area: approx. 151.2 sq. metres (1627.4 sq. feet)



PUTTERILLS

EST. 1992

putterills.co.uk | 01438 817007 | kneb@putterills.co.uk

All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. 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.