



Spacious & contemporary 4 bedroom detached bungalow in fine cul de sac location.

1 Leonards Close, Oaklands, Welwyn, AL6 0QJ



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This extremely well presented & highly contemporary mid century detached bungalow is located in a small, private close in the highly regarded Oaklands area of Welwyn. Within a close proximity of transport links, local shops catering for daily needs and the Mardley Heath nature reserve. The property benefits from gas heating to radiators along with double glazed windows throughout and comprises: Entrance hall, open plan living/dining room with part vaulted ceiling, modern fitted kitchen/breakfast room, utility room, 4 bedrooms, en-suite shower room & contemporary modern family bathroom. Within the private gardens there is an extensive terrace along with a purpose built 'detached home office'. To the front is a double attached garage (with planning permission to extend above) and deep driveway with ample parking facilities.

The area of Oaklands is situated just north east of Welwyn village & enjoys a number of private residential turnings, some wonderful borders onto woodland & access to fine country walks. The area boasts 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 historic cottages, 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.

Price £739,950 Freehold



Proximity

The following times and distances are approximate as a guide only: London Kings Cross (30 minutes via rail link at Welwyn North) -- Hertford (The county town) 6.8 miles -- St Albans just over 14 miles -- M25 14 Miles -- Luton airport just over 14 miles -- Stansted airport (27 miles) -- A1M Junction (6) approx 1 mile -- Heathrow airport (37 miles).

The accommodation is arranged as follows:

Open porch with contemporary 'Hormann' front door leading to:

Entrance hall 7'11 x 6'10 (2.41m x 2.08m)

A good size, welcoming approach to the accommodation with walnut effect flooring, stainless steel contemporary column radiator, telephone point, double storage cupboard with electric heater, wall mounted picture light and double doors leading to:

Living/dining room 36'10 x 13'11 (11.23m x 4.24m)

This spacious triple aspect room is a particular feature of the property and has a high part vaulted ceiling, windows to the side, full height window to the front and an expanse of bi fold doors taking the majority of one wall and leading to the rear garden. Walnut flooring, deep skirting boards, 2 TV/sky aerial sockets, telephone point, 5 wall lights, contemporary vertical column radiators and a feature central fireplace with fitted gas pebble effect fire. A door leads to:

Kitchen/breakfast room 18'2 x 11' (maximum) (5.54m x 3.35m (maximum))
Fitted with a contemporary range of white high gloss base units boasting deep drawers with dark wood working surface above, full height larder cupboard, tiled splashback and inset Franke 1½ bowl sink with chrome lever style mixer tap and wood effect surround. Appliances include Bosch split level double oven and grill with cupboards above and below, 4 ring rectangular ceramic hob with modern curved extractor fan above, integrated Neff dishwasher and space for fridge freezer. A window overlooks the rear garden and there is a chrome column radiator, ceramic floor tiles and ceiling spotlights. A door opens to:

Utility room 7'1 x 5' (2.16m x 1.52m)

Fitted with a range of white high gloss wall and base units with inset stainless steel sink with chrome retractable tap, tiled splashback and wood effect working surfaces above. There is space and plumbing for washing machine and tumble dryer, inset ceiling spotlights and ceramic floor tiles.

Inner hallway

Leading from the main entrance hall, this T shaped area has 2 useful storage cupboards, walnut effect flooring, wall light, hatch to an extensive loft area with ample storage, ceiling spotlights and doors to:



Bedroom 1 17' (nt 12'5) x 15'10 (nt 9'7) (5.18m (nt 3.78m x 4.83m (nt 2.92m)

A lovely bright double room with useful dressing area fitted with oak effect wardrobes and dressing table, window to the front and further opaque window to the rear, radiator, oak flooring, TV/sky aerial socket, telephone point, ceiling spotlights and opaque glazed door to:

En-suite shower room 6'10 x 6' (2.08m x 1.83m)

Fitted with a modern white suite comprising walk in double shower cubicle with wall mounted chrome shower, low level dual flush WC and wash handbasin inset into white gloss vanity cupboard with chrome lever style mixer tap. There are ½ tiled walls, ceramic floor tiles, ceiling spotlights, wall mounted chrome ladder style heated towel rail, radiator, extractor fan and opaque window to the side.

Bedroom 2 12' x 10' (3.66m x 3.05m)

Another double room with full height window to rear and glazed door opening to the rear patio, inset ceiling spotlights, coving to ceiling, radiator and a range of oak fitted wardrobes.

Bedroom 3 13'1 (to w/robes) x 8'11 (3.99m (to w/robes) x 2.72m)

Again with full height window to rear and glazed door to rear patio, coving to ceiling, radiator, inset ceiling spotlights and a range of oak fitted wardrobes.

Bedroom 4 10'10 x 6'4 (3.30m x 1.93m)

With coving to ceiling, radiator, telephone point and window to front.

Bathroom 8' x 5'10 (2.44m x 1.78m)

Fitted with a modern white suite comprising double shower cubicle with sliding glass door, chrome wall mounted shower and additional overhead chrome monsoon style shower, low level dual flush WC and wash handbasin inset into walnut vanity cupboard with chrome waterfall style mixer tap. There are ½ tiled walls, white oak effect ceramic floor tiles, chrome wall mounted ladder style heated towel rail, inset ceiling spotlights and opaque window to the side.

Outside

Rear garden

With attractive paved patio immediately to the rear of the property and steps up to a lawn with well stocked borders including fruit trees and a mature silver birch. The garden extends to both sides of the property affording additional patio seating, 2 timber sheds, outside taps and personal door to garage. Gates lead to the front garden from both sides and there is security lighting.



Detached home office 13'1 x 16'8 (3.99m x 5.08m)

Divided into 2 separate rooms and constructed with 'Cedral' cladding (a concrete wood effect with low maintenance). The main area is currently being used as a home office with light and power, 3 x CAT5 network cables, Ethernet cable connections, inset ceiling spotlights, windows to 2 sides with glazed door to rear garden and electric radiator. A door opens to a kitchenette fitted with white base units with roll top working surface above, tiled splash-back and inset stainless steel single drainer sink with chrome mixer tap. There is a wall mounted electric radiator, high level window, wall light and inset ceiling spotlights.

Front garden & driveway parking

Affording parking for several vehicles and laid to block paving with mature borders planted with a selection of shrubs.

Garage 15'5 x 17'10 (4.70m x 5.44m)

With electric up and over door, personal door to rear garden, light and power, wall mounted Vaillant gas boiler providing for heating and domestic hot water, mains pressure water tank and water softener. The current vendors have advised us there is planning permission for an office above the garage.

Viewing information

BY APPOINTMENT ONLY THROUGH PUTTERILLS OF HERTFORDSHIRE, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED. 01438 817007.

Disclaimer

Putterills endeavour to maintain accurate depictions of properties in virtual tours, floor plans and descriptions, however, these are intended only as a guide and intended purchasers must satisfy themselves by personal inspection.





Energy Performance Certificate



1, Leonards Close,
WELWYN,
AL6 0QJ

Dwelling type: Detached bungalow
Date of assessment: 04 March 2011
Date of certificate: 04 March 2011
Reference number: 0388-2844-6077-9509-3021
Type of assessment: RdSAP, existing dwelling
Total floor area: 148 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
	57	72	
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
	51	68	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	289 kWh/m ² per year	187 kWh/m ² per year
Carbon dioxide emissions	7.2 tonnes per year	4.6 tonnes per year
Lighting	£161 per year	£83 per year
Heating	£957 per year	£704 per year
Hot water	£281 per year	£156 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



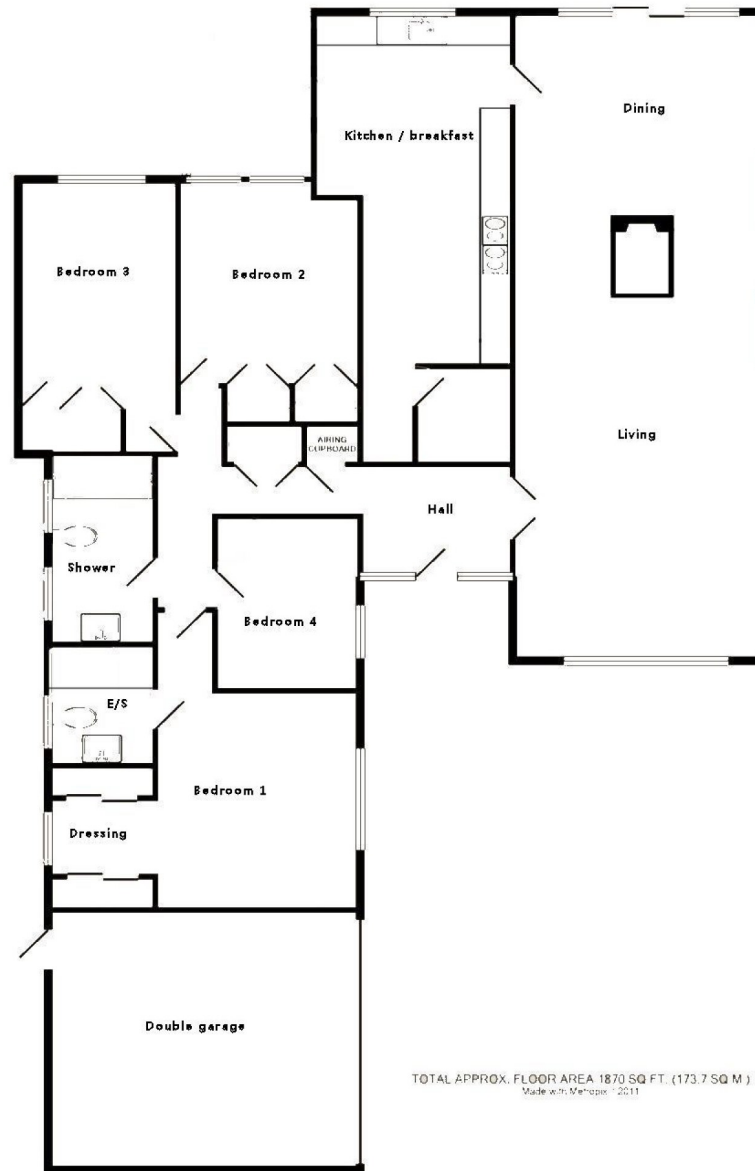
Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



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This floor plan is for illustrative purposes only
 The measurement and position of each element is approximate and must be viewed as such.