



P U T T E R I L L S

est. 1992

Greenfinches, Pottersheath Road, Welwyn,
Price £879,950

Immaculately presented detached chalet style residence in semi rural location

This delightful detached chalet style residence is situated in a semi rural location bordering paddock land to the rear with far reaching views. The immaculately presented accommodation benefits from double glazing and oil fired heating to radiators throughout and comprises entrance hall, sitting room with open fireplace, dining room, snug with contemporary log burner, kitchen/breakfast room with utility area and cloakroom. To the first floor there are 4 bedrooms with en-suite shower room to the master bedroom and additional family bathroom. A particular feature of the property is the fabulous rear garden which has been planted in 'cottage garden' style with numerous shrubs and trees together with various perennials including roses, foxgloves, geranium and a mature plum tree. There is a deep front garden with a shingled drive affording parking for several vehicles leading to a double garage. VIEWING HIGHLY RECOMMENDED.

Proximity

All distances and journey times are approximate

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

Kings Cross approx 30/35 minutes by rail
(Via Knebworth rail link)

Private schooling & golf courses

Private schools around the area include: Sherrardswood, Aldwickbury, St Francis' College, Princess Helena, St Edmunds College, St Albans girls & boys school, St Albans Abbey School, Heath Mount in Watton at Stone, Kingshott and Haileybury, Duncombe at Bengoe, St. Christophers in Letchworth, Haileybury and Queenswood.

There is an excellent choice of golf courses in the area including close by Stevenage, Brocket Hall with the Auberge du Lac restaurant, Knebworth & Aldwickbury Park.

The accommodation is arranged as follows:

Storm porch with ornamental lighting and original timber front door to:

Entrance hall 17'5 x 7'9 (5.31m x 2.36m)

This good size welcoming approach to the accommodation has a useful understairs storage cupboard, window to the front, telephone point, coving to ceiling, radiator in bespoke cabinet and original 1930's timber doors to:

Sitting room 22'1 x 11'6 (6.73m x 3.51m)

A lovely bright dual aspect room with full height windows to the rear and side and glazed door to the rear garden. There is an open fireplace with quarry tiled hearth,

cast iron grate and old oak bressemer, 2 radiators in bespoke cabinets, coving to ceiling and TV aerial socket.

Dining room 16'5 into bay x 12'2 (5.00m into bay x 3.71m)

This spacious room has a bay window to the front with delightful views over neighbouring countryside, coving to ceiling and 2 radiators.

Snug 11'11 x 11'9 (3.63m x 3.58m)

A cosy dual aspect room with windows to the front and side, radiator, coving to ceiling and a contemporary log burning stove on a quarry tiled hearth.

Kitchen/breakfast room 19'2 max x 12' (5.84m max x 3.66m)

Fitted with a range of oak wall and base units with contemporary brushed chrome handles, granite effect composite working surfaces above, tiled splashback and inset acrylic 11.2 bowl sink with brushed chrome mixer tap. Appliances include stainless steel single oven with 4 ring ceramic hob and concealed extractor fan above,

additional stainless steel single oven and grill, integrated dishwasher, space for fridge freezer and cupboard housing washing machine. There is a concealed floor mounted oil fired boiler providing for heating and domestic hot water, 2 windows to the rear and a window to the side, oak flooring, radiator, oak door to the garage and glazed door opening to the rear garden.

Cloakroom 6'11 x 6'8 (2.11m x 2.03m)

A spacious room with white close coupled WC and pedestal wash handbasin with chrome victorian style taps. There is tiling to splashbacks, oak flooring, coving to ceiling and an opaque window to the rear.

STAIRCASE FROM ENTRANCE HALL
WITH ATTRACTIVE TIMBER
BALUSTRADE TO FIRST FLOOR

Landing

With velux window to the front, double width airing cupboard housing hot water cylinder, ceiling spotlights and doors to:

Bedroom 1 15'11 nt 13'4 x 15'1 (4.85m nt 4.06m x 4.60m)

A good size double room with sloping ceiling, dormer window to the front, additional window to the side, walk in wardrobe with hanging rail and shelving, radiator and double multi pane doors to:

En-suite shower room 12'8 x 6'7 (3.86m x 2.01m)

Fitted with a white suite comprising shower cubicle with glass door and chrome wall mounted shower, bidet with chrome victorian style taps, low level dual flush WC and wash handbasin inset into white vanity cupboard with chrome

victorian style taps. There is a chrome wall mounted ladder style heated towel rail, tiling to splashbacks, vinyl floor tiles, eyeball spotlights and window to the rear.

Bedroom 2 12'9 x 12'1 (3.89m x 3.68m)

Another double room with sloped ceiling, window to the front, radiator, ceiling spotlights and built in wardrobe.

Bedroom 3 16'5 x 8'1 (5.00m x 2.46m)

A dual aspect room with dormer window to the front and opaque window to the side, radiator, ceiling spotlights and built in wardrobe.

Bedroom 4 16'5 x 7'8 (5.00m x 2.34m)

With window to the rear, radiator, ceiling spotlights and eaves storage cupboard.

Bathroom 11'1 x 5'5 (3.38m x 1.65m)

Fitted with a white suite comprising walk in shower cubicle with glass screen and chrome wall mounted shower, close coupled dual flush WC, pedestal wash handbasin with chrome victorian style taps and panelled bath with chrome victorian style mixer tap with hand held shower attachment. There is a chrome wall mounted heated towel rail, fully tiled walls, ceramic floor tiles, inset ceiling spotlights and 2 opaque windows to the rear.

Outside

Rear garden

This beautiful 'cottage style' rear garden has a block paved patio immediately to the rear of the property with ornamental lighting and an outside tap. There is a raised brick bound flower bed planted with colourful alpiners and a detached timber workshop with lighting and workbenches divided into 2 distinct

rooms. The patio leads to a lawn which is bound by deep borders planted with numerous shrubs and perennials including geraniums, foxgloves, roses, lavatera, daisies and honeysuckle together with a mature plum tree. There is a further circular paved patio located centrally to the lawn and a timber rose arch and trellis covered in clematis which leads to a 'secret garden' to the rear of the plot, laid to lawn and planted with evergreen shrubs. The garden is bound by evergreen hedging with a timber gate to the rear leading to paddock land, a timber log store and concealed oil tank.

Front garden & driveway parking

Mainly laid to lawn with pretty borders of hollyhocks, foxgloves and geraniums to name but a few. There is a shingled driveway affording parking for several vehicles, timber gates either side of the property leading to the rear garden and evergreen hedging to the boundary.

Double garage 16'2 x 14'7 (4.93m x 4.45m)

With electric up and over door, lighting, oak door to the kitchen and double doors to the rear garden. To the rear of the garage there is a covered seating area.

Viewing information

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Bordering open land to rear





