



Stunning contemporary styled detached 4 bedroom family house

18 The Chase, Oaklands, Welwyn, AL6 0QT

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This bright & beautifully presented 4 bedroom detached contemporary style house is situated in a highly desirable cul de sac location within easy reach of local shops, schooling and transport links. The stylish accommodation comprises: Entrance lobby, lounge with study area, open plan kitchen/family room, dining area, utility room & ground floor shower room, There is a modern family bathroom, gas heating to radiators, double glazing throughout, secluded rear garden with terrace & array shrubs and trees, low maintenance front garden and single garage with electric up and over door. VIEWING HIGHLY RECOMMENDED

The delightful area of Oaklands is situated just north east of Welwyn village & enjoys wonderful borders onto woodland along with some fine country walks. With a number of private residential turnings, the area boasts a junior/mixed infant school, a day nursery 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 & independent baker.

Welwyn Garden City is approximately 4 miles south & has a number of leisure facilities, large shopping centre & a John Lewis department store.

Price £650,000 Freehold



Proximity

The following times and distances are approximate as a guide only

London Kings Cross (26 - 28 minutes by rail via Welwyn Garden City) *
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) less than a mile away * Heathrow airport (37 miles) *

The accommodation is arranged as follows:

Half glazed front door with external light, opening to:

Entrance Lobby 7'2 x 4'2 (2.18m x 1.27m)

A welcoming approach to the tastefully presented accommodation with oak flooring, radiator, inset ceiling spotlights, cloaks cupboard and door to:

Shower room 7'2 x 3'4 (2.18m x 1.02m)

Fitted with a white suite comprising shower cubicle with chrome wall mounted shower and additional overhead monsoon shower head, low level dual flush WC and corner wash handbasin with chrome mixer tap. There is a chrome ladder style heated towel rail, ceramic floor and wall tiles with attractive mosaic tiling to shower area, inset ceiling spotlights and extractor fan.

Lounge 17'6 x 11'10 (5.33m x 3.61m)

A lovely bright space with window to the front, radiator, inset ceiling spotlights, oak flooring, built in media wall with space for TV, speakers, Sky box and DVD player and opening to:

Study area 9'2 x 9'2 (2.79m x 2.79m)

Located under the stairs with space for desk, radiator, oak flooring and inset ceiling spotlights.

Dining area 12'4 x 10' (3.76m x 3.05m)

Another bright and airy room with bi fold doors leading to the rear terrace fitted with internal bespoke blinds, ceramic tiled flooring, inset ceiling spotlights, radiator and additional underfloor heating.



Kitchen/family room 22'9 x 17'2 (6.93m x 5.23m)

This stunning open plan space has been fitted with a range of 'Wren' white high gloss wall and base units with additional deep pan drawers and quartz working surfaces above and a separate island unit providing breakfast bar seating and inset stainless steel sink with chrome mixer tap. Appliances include Neff split level double oven and grill with 5 ring induction hob, glass splashback and extractor fan above, integrated Bosch dishwasher and Neff microwave and space for american style fridge freezer. There are bi fold doors to the rear garden with fitted internal bespoke blinds, ceramic floor tiles, 2 radiators and additional underfloor heating, TV aerial socket, 3 velux skylights to the rear, window to the side and inset ceiling spotlights.

Utility room

Fitted with a range of high gloss wall and base units with roll top working surfaces above, inset stainless steel single drainer sink with mixer tap and space and plumbing below for washing machine. There are ceramic floor tiles and doors to the kitchen, garage and study area.

STAIRCASE FROM STUDY AREA TO FIRST FLOOR

Landing

With window to the side, hatch to part boarded loft, shelved airing cupboard housing hot water cylinder, oak handrail and inset banister and wall lights. Doors to:

Bedroom 1 13'2 x 9'6 (4.01m x 2.90m)

A good size double room with fitted wardrobes with sliding opaque glazed doors, window to front with views over treetops beyond, radiator and pendant lighting.

Bedroom 2 12'1 x 9'5 (3.68m x 2.87m)

Another double room, again with fitted wardrobes with sliding opaque glazed doors, TV aerial socket, window to the rear and radiator.

Bedroom 3 10'2 x 8'2 (3.10m x 2.49m)

With window to the rear and radiator.

Bedroom 4 10'2 x 8'6 (3.10m x 2.59m)

With window to the front and radiator.



Bathroom

Fitted with a modern white suite comprising bath with glass shower screen, chrome mixer taps and overhead monsoon style shower, low level dual flush WC and wall mounted contemporary style wash handbasin with chrome mixer tap. There is a chrome ladder style heated towel rail, ceramic wall and floor tiles, wall mounted vanity mirror with inset lighting and shaver socket, window to the side and underfloor heating.

Outside

Rear garden

With block paved patio immediately to the rear of the property with retaining wall and steps up to lawn with stepping stones. There are well stocked shrub borders, a timber garden shed and outside tap.

Front garden & driveway parking

Low maintenance with a shingled border and parking for 2 vehicles.

Single garage 16'8 x 9'7 (5.08m x 2.92m)

With electric up and over door, light and power and wall mounted Potterton combination gas boiler providing for heating and domestic hot water.

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



18, The Chase, WELWYN, AL6 0QT

Dwelling type: Detached house
Date of assessment: 03 August 2017
Date of certificate: 03 August 2017

Reference number: 0553-2837-7888-9203-7745
Type of assessment: RdSAP, existing dwelling
Total floor area: 128 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

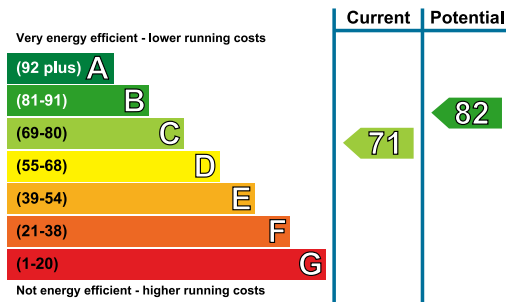
Estimated energy costs of dwelling for 3 years:	£ 2,715
Over 3 years you could save	£ 294

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 267 over 3 years	
Heating	£ 2,037 over 3 years	£ 1,887 over 3 years	
Hot Water	£ 411 over 3 years	£ 267 over 3 years	
Totals	£ 2,715	£ 2,421	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 156	✓
2 Solar water heating	£4,000 - £6,000	£ 141	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 864	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

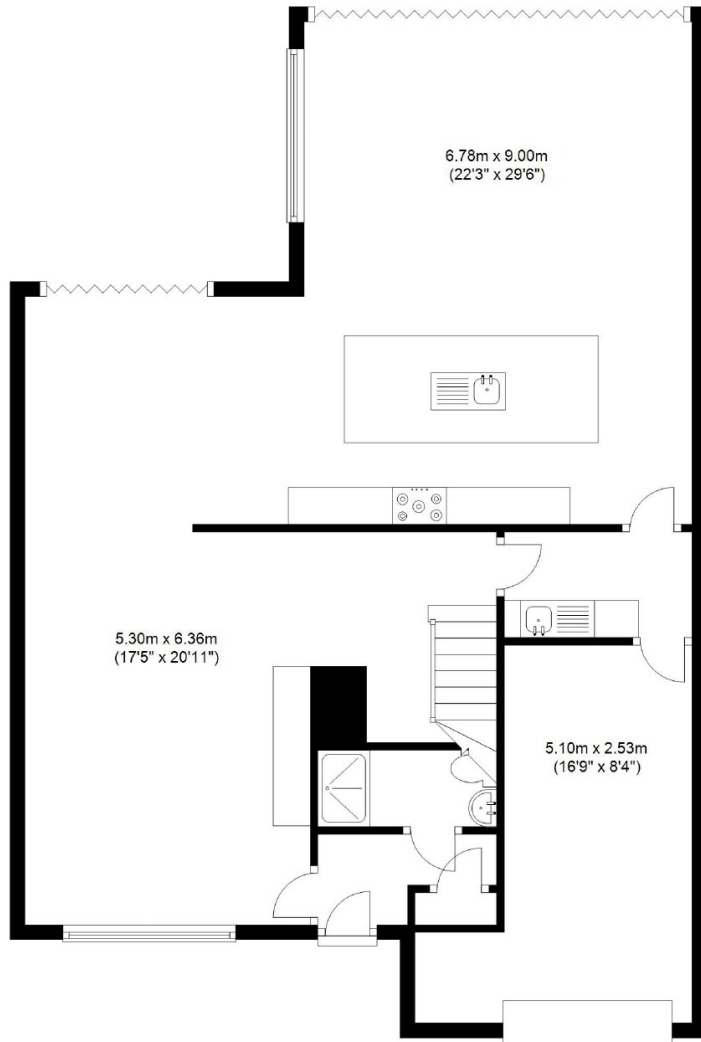


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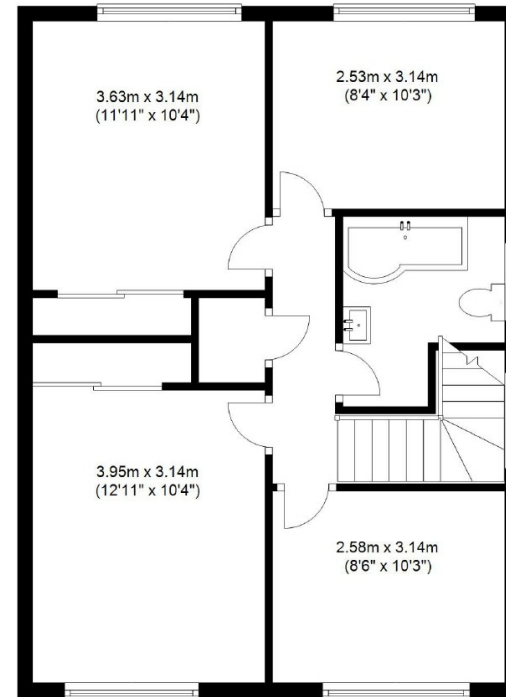
Ground Floor

Approx. 99.7 sq. metres (1072.7 sq. feet)



First Floor

Approx. 56.8 sq. metres (611.3 sq. feet)



Total area: approx. 156.4 sq. metres (1684.0 sq. feet)

Includes garage area
Plan produced using PlanUp.