



PUTTERILLS

est. 1992

19 Mardley Dell, Oaklands,, Welwyn, AL6 0UR
Price £825,000

Immaculately presented detached 4 bedroom Neo Georgian house in highly regarded cul de sac.

This immaculately presented, detached Neo Georgian house was constructed in 1991 by the highly regarded local builder Court Homes, and is situated at the head of a prestigious, private cul de sac with access to the rear onto Mardley Heath nature reserve, affording fine countryside walks. The accommodation benefits from gas heating to radiators and double glazing throughout and comprises spacious entrance hall, dual aspect sitting room, dining room, study, kitchen/breakfast room, utility room and cloakroom. To the first floor there are 4 good size bedrooms with a recently fitted en-suite bathroom to the master bedroom and a separate modern family bathroom. Outside there are well manicured front and rear gardens, a detached double garage and ample driveway parking for 8 vehicles. VIEWING HIGHLY RECOMMENDED.

Proximity

The following times and distances are approximate as a guide only: London Kings Cross (32 minutes via rail link at Knebworth) -- 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:

Approached via a stunning portico style entrance with composite front door to:

Entrance hall

This good size, welcoming approach to the accommodation has oak effect Amtico flooring, coving to ceiling, radiator, useful cloaks cupboard and double Georgian glass doors to:

Sitting room 23'3 x 13' (7.09m x 3.96m)

A stunning dual aspect room offering light and bright living space and

decorated in soft neutral tones with French doors to the rear leading to the garden and a window to the front. There are 2 radiators, coving to ceiling, TV and satellite aerial sockets and attractive Adams style real flame coal effect fireplace with marble hearth.

Dining room 13'1 (into bay) x 13' (3.99m (into bay) x 3.96m)

A well proportioned room with walk in bay window to the front, coving to ceiling, radiator, double doors to the kitchen/breakfast room and a further door to:

Study 10' x 8' (3.05m x 2.44m)

A good size multi function room with window to the front. Currently a large study, previously used as a playroom and downstairs bedroom with radiator, coving to ceiling and Internet/telephone point.

Kitchen/breakfast room 13' x 12'6 (3.96m x 3.81m)

Fitted with a range of traditional timber wall and base units with granite effect roll

top working surfaces, splashbacks and inset stainless steel 1 bowl sink with chrome lever style mixer tap. Appliances include Bosch stainless steel double oven and grill, 4 ring ceramic hob and concealed extractor fan above, integrated dishwasher and space for an American style fridge freezer, TV socket and spotlights. There is a separate peninsular unit with pan drawers, wine rack and cookbook shelf below, offering breakfast bar style seating. There is a separate built in dresser with open basket storage below and glazed display cabinets above. A window overlooks the rear garden and there are ceramic floor tiles, a telephone point and arch opening to:

Utility room 10'8 x 6'11 (3.25m x 2.11m)

Again fitted with a range of traditional wall and base units with granite effect roll top working surface and splashback and inset stainless steel single drainer sink

with chrome lever style mixer tap. There is a useful full height larder cupboard, space and plumbing for a water softener, an integrated washing machine and space for a dryer, with wall mounted new Ideal gas boiler providing for heating and domestic hot water. A window overlooks the rear with a glazed door to the rear garden. There are ceramic floor tiles, radiator and access to a half loft space.

Cloakroom

Fitted with a new white suite comprising pedestal wash handbasin with mixer tap and tiled splashback and close coupled WC. There is oak effect Amtico flooring, radiator and opaque window to the rear.

STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR

Landing

This split level landing has a picture window overlooking the rear garden and woods, attractive timber balustrade, coving to ceiling, hatch to part boarded loft with lighting, radiator, shelved airing cupboard with hot water cylinder and doors to:

Bedroom 1 15'3 x 13' (4.65m x 3.96m)

A spacious double room with window to the front, radiator, coving to ceiling, telephone point, TV aerial socket and door to:

En-suite shower room 7'7 x 4'9 (2.31m x 1.45m)

Fitted with a white suite comprising shower cubicle with curved glass door and chrome wall mounted shower, concealed cistern dual flush WC and wash handbasin inset into white vanity cupboard with lever style mixer tap and

mirror above with inset lighting. There is a chrome ladder style heated towel rail, fully tiled walls with decorative border tile, vinyl flooring and opaque window to the rear.

Bedroom 2 13' x 10' (3.96m x 3.05m)

A room with window to the rear overlooking the rear garden and woods, coving to ceiling, radiator, TV aerial socket and Internet / telephone point.

Bedroom 3 13' x 10' (3.96m x 3.05m)

Window to front, coving to ceiling, radiator and Internet point.

Bedroom 4 9'10 x 9'1 (3.00m x 2.77m)

Window to front, coving to ceiling, radiator and fitted mirror fronted wardrobes.

Bathroom 7'11 x 7'7 (2.41m x 2.31m)

Fitted with a modern white suite comprising shaped jacuzzi style bath with glass shower screen, inset chrome mixer taps and wall mounted Triton power shower, concealed cistern dual flush WC and wash handbasin inset into white vanity cupboard with roll top surface above. There is an additional full height wall mounted bathroom cabinet, shaver socket, wall mounted chrome ladder style heated towel rail, fully tiled walls with attractive border tile, vinyl flooring and opaque window to the rear.

Outside

Rear garden

With paved patio to the rear of the property leading to a well manicured lawn with ornamental trees and borders planted with a variety of evergreen shrubs including hebe, laurel, heather and conifers. There is timber fencing to the

boundary at the side of the property and laurel and conifer hedging to the rear with a timber gate affording access to the neighbouring Mardley Heath nature reserve. There is a stone flagged patio and additional timber decked patio to the rear of the plot, ornamental lighting, security lighting and an outside tap. A wrought iron gate leads to:

Front garden

Mainly laid to lawn with borders planted with hydrangeas and climbing roses, a slate topped flower bed planted with evergreens and a conifer hedge to the boundary. There is also external lighting.

Double garage & driveway 18'2 x 16'10 (5.54m x 5.13m)

With 2 up and over garage doors, light and power, window to the rear, loft space storage, fitted wall racking, timber workbench and a useful tap. There is additional driveway parking for several vehicles.

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.

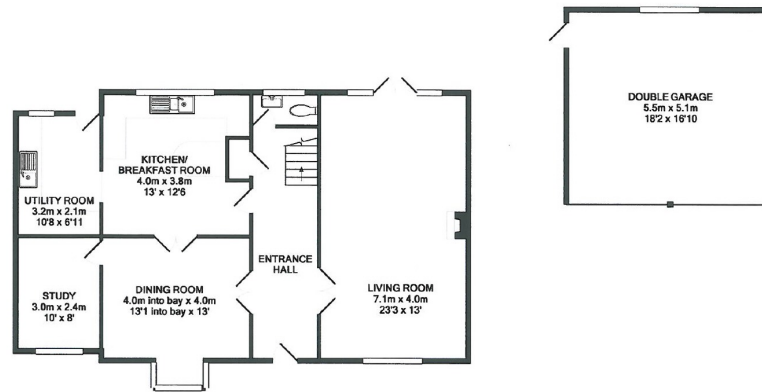






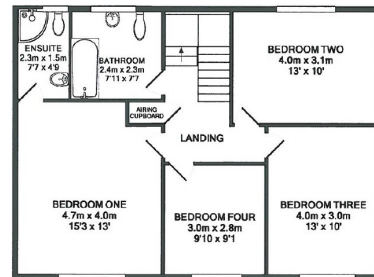






GROUND FLOOR
APPROX. FLOOR
AREA 112.8 SQ.M.
(1212 SQ.FT.)

TOTAL APPROX. FLOOR AREA 181.3 SQ.M. (1951 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropia 62017



1ST FLOOR
APPROX. FLOOR
AREA 68.7 SQ.M.
(738 SQ.FT.)



PUTTERILLS

est. 1992

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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.