



15 Barn Close, West Side, Welwyn Garden City, AL8 6ST

Guide price £975,000



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RARELY AVAILABLE FIVE DOUBLE BEDROOM SPACIOUS 2411sqft DETACHED BUNGALOW ON SIZEABLE PLOT IN QUIET WEST SIDE CUL DE SAC LOCATION

This rarely available freehold five bedroom detached home is positioned in a quiet prime West Side cul de sac location a stone's throw of the Barn Theatre and within walking distance of renowned local schooling, the centre of the town and mainline railway station. The spacious 2411sqft property is set on a sizeable plot with an attractive secluded rear garden and lawned frontage with driveway and garage supplying off road parking for ample vehicles. The accommodation is immaculately presented throughout and comprises entrance hall, cloakroom, open plan 38' living and dining room with feature log burner and patio doors to the garden, garden room, striking fitted kitchen/breakfast with appliances, double master bedroom with walk in wardrobe and en suite shower room, three further double bedrooms, family bathroom and guest suite with double bedroom and en suite shower room offering annexe potential.

THE AREA

Situated in a desirable West Side cul de sac location within just under a mile of Welwyn Garden City town centre which offers a wide range of amenities and shops including John Lewis, Waitrose, Marks & Spencer and Debenhams. Also in the town centre is a mainline railway station with fast and frequent services into London King's Cross and Moorgate. Providing good transport links via road is the A1(M) which is within easy access. The renowned Applecroft primary school is 0.2 miles away and secondary schooling, the Barn Theatre, Gosling Sports Park, local sports clubs and The Campus West for theatre, cinema and library are also all within walking distance.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL 25'2" x 11'4" (7.67m x 3.45m)

Cloak cupboard. Airing cupboard housing the hot water tank. Loft hatch. Access to:

CLOAKROOM

Low level wc and wash hand basin. Extractor fan.

LIVING & DINING 38' x 13'3" (11.58m x 4.04m)

Expansive open plan space. Feature log burner. Full length windows and patio doors overlooking and opening to the rear garden. Open to kitchen and:

GARDEN ROOM 11'3" x 11'1" (3.43m x 3.38m)

Full length windows and patio doors overlooking and opening to the rear garden.

KITCHEN/BREAKFAST 15'7" x 15'1" (4.75m x 4.60m)

Unique and striking kitchen fitted with an extensive range of modern wall and base units with worktops over and stainless steel up stands. Two stainless steel sinks with drainers. Breakfast island providing seating with double electric oven and five ring gas hob

with stainless steel industrial style extractor over. Integrated fridge and dishwasher. Tiled flooring. Velux window. Window and door to the rear. Door to the garage and utility area.

INNER HALL

Sky light. Access to:

MASTER BEDROOM 14'5" x 11'10" (4.39m x 3.61m)

Fitted wardrobes and built in walk in wardrobe. Window to the front. Door to:

EN SUITE SHOWER ROOM

Modern suite comprising low level wc, wall hung double wash hand basin and walk in double shower cubicle. Heated towel rail. Tiled flooring. Window to the front.

BEDROOM 15'4" x 11'6" (4.67m x 3.51m)

Window to the side.

BEDROOM 11'1" x 10'10" (3.38m x 3.30m)

Built in wardrobes. Window to the side.

BEDROOM 12'6" x 11' (3.81m x 3.35m)

Fitted cupboard. Window to the side.

BATHROOM 12'4" x 6'4" (3.76m x 1.93m)

Comprising low level wc, glass vanity unit with inset wash hand basin and storage under, enclosed tiled bath with shower attachment and shower cubicle. Heated towel rail. Tiled walls and flooring. Window to the front.

GUEST SUITE

Located to the other side of the property.

BEDROOM 13'11" x 11'6" (4.24m x 3.51m)

Fitted wardrobe. Window to the front. Door to:

EN SUITE SHOWER ROOM

Comprising low level wc, wash hand basin and double shower cubicle. Heated towel rail. Tiled walls and flooring. Window to the front.

OUTSIDE

FRONT

Laid to lawn with paved driveway supplying off road parking for ample vehicles and leading to the garage. Security lighting. Gated side access to the rear.

GARAGE & UTILITY 22'11" x 10'5" (6.99m x 3.18m)

Utility area with worktops. Stainless steel sink and drainer. Plumbing for washing machine and tumble dryer. Space for fridge and freezer. Power and lighting. Tiled flooring. Window to the rear. Door to the kitchen. Electric up and over door to the front.

REAR GARDEN

Generous and secluded attractive rear garden mainly laid to lawn with patio area directly to the rear of the property. Raised decked seating area with pergola over. Paved and bark areas. Various flowers, shrubs and trees to borders. Outside lighting. Fenced and hedged boundaries. Gated side access to the front.

FURTHER INFORMATION

Council tax band: E

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

MORTGAGE REQUIRED?

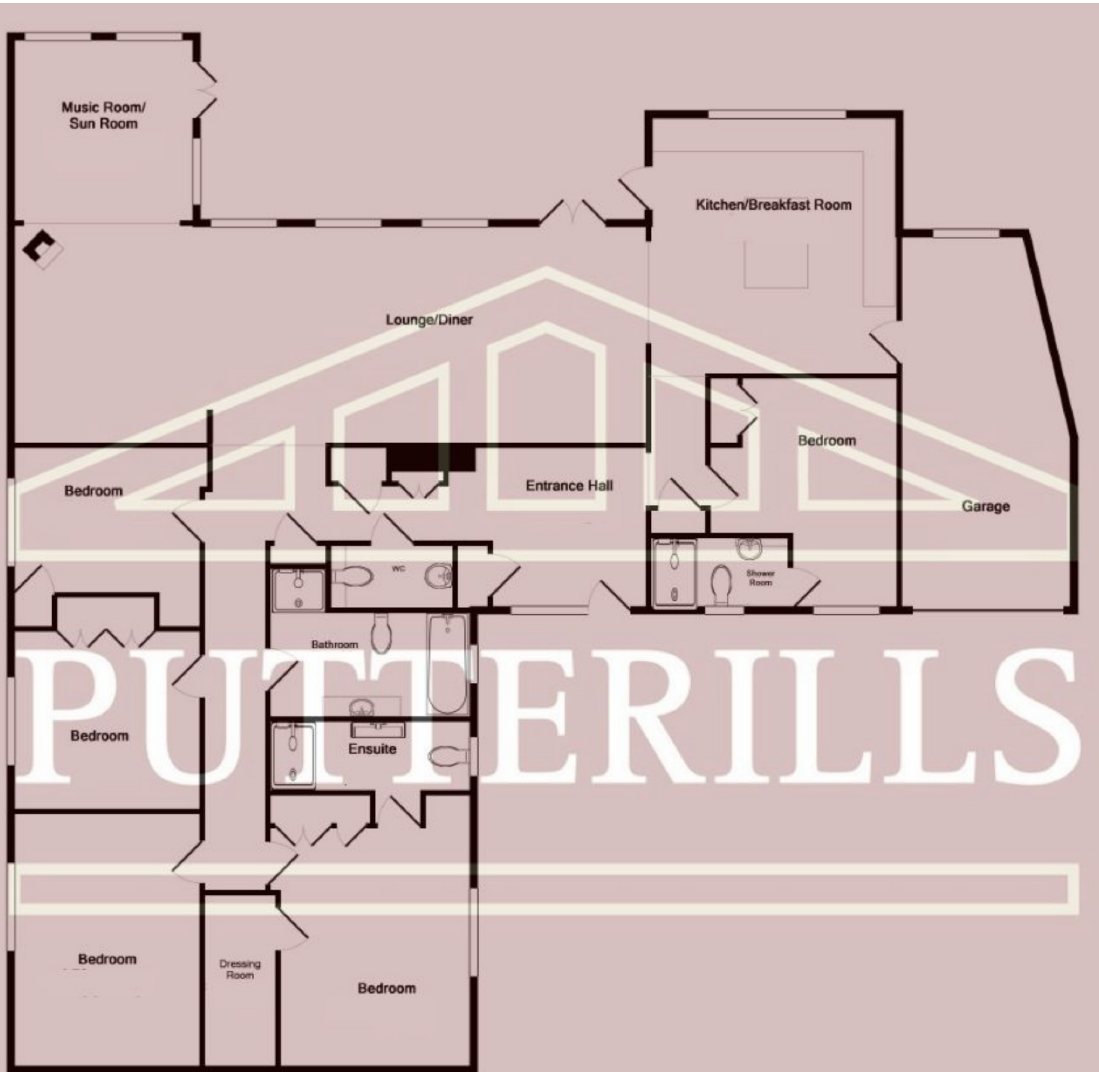
Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.











Total Approx. Floor Area 224.0 Sq.M. (2411 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.
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Energy Performance Certificate



15, Barn Close, WELWYN GARDEN CITY, AL8 6ST

Dwelling type: Detached bungalow Reference number: 8103-7005-4329-6327-7333
 Date of assessment: 20 July 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 20 July 2017 Total floor area: 211 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

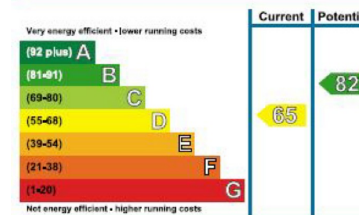
Estimated energy costs of dwelling for 3 years:	£ 5,028
Over 3 years you could save	£ 1,650

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 390 over 3 years	£ 390 over 3 years	
Heating	£ 4,167 over 3 years	£ 2,748 over 3 years	
Hot Water	£ 471 over 3 years	£ 240 over 3 years	
Totals	£ 5,028	£ 3,378	

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 Increase loft insulation to 270 mm	£100 - £350	£ 243	✓
2 Cavity wall insulation	£500 - £1,500	£ 549	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 312	✓

See page 3 for a full list of recommendations for this property.

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.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.

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