



—dreampad—

10 The Limberlost

Welwyn | Hertfordshire | AL6 9TS



Sitting / Dining Room

**Welwyn, Hertfordshire - Deceptively Spacious 5/6 Bedroom 5000 Sq Ft Residence Built In 2006 With 0.5 Acres & Large Annexe In Superb Tucked Away Location.**

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Asking Price: £1,175,000

We are delighted to receive instructions to market this extremely spacious family home, enviably located within walking distance of Welwyn town centre. In brief the accommodation on the ground floor includes cloakroom, high specification kitchen/ breakfast room, family room, 31 ft sitting/ dining room, study/ bedroom and two double bedrooms both with en suite shower rooms. Stairs lead down to the lower ground floor level which is currently used as a snooker room but could easily be utilised as an annexe with fitted kitchen and shower room. On the first floor there is a large master bedroom with en suite, large walk in wardrobe and an extensive range of further wardrobes, two remaining double bedrooms and a shower room.

Externally the property is approached via a large brick paved driveway offering ample off street parking for several vehicles, leading to a integral double garage with up and over door. Gated side access leads to the rear garden which is mostly laid to lawn with mature flower and shrub borders, patio area, very private and extending to approximately 0.5 acres.



Kitchen /Breakfast Room





Master Suite



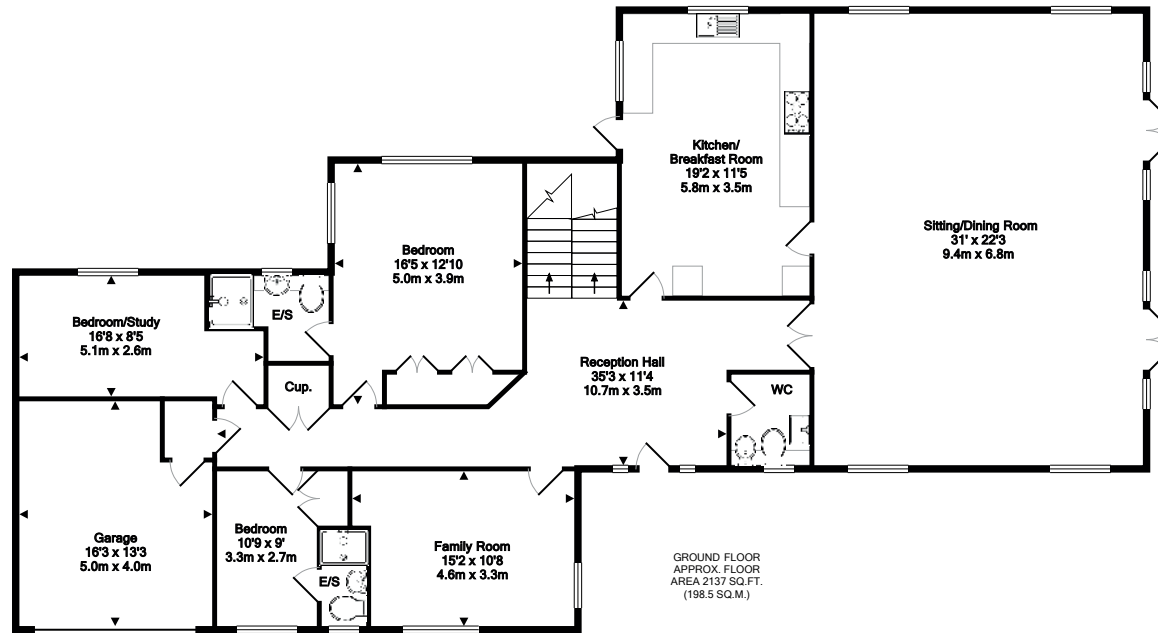


Bathrooms & Shower Rooms





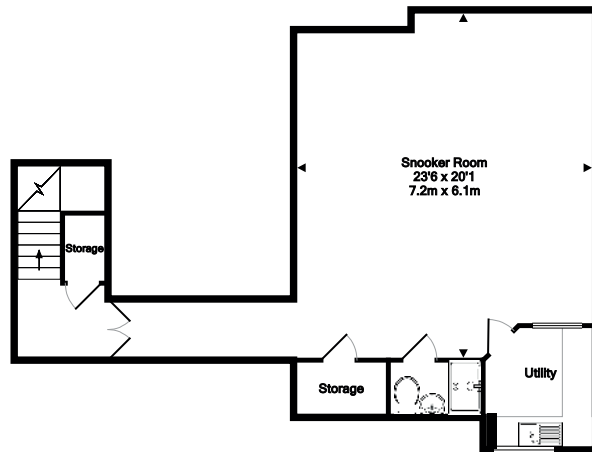
Rear Garden



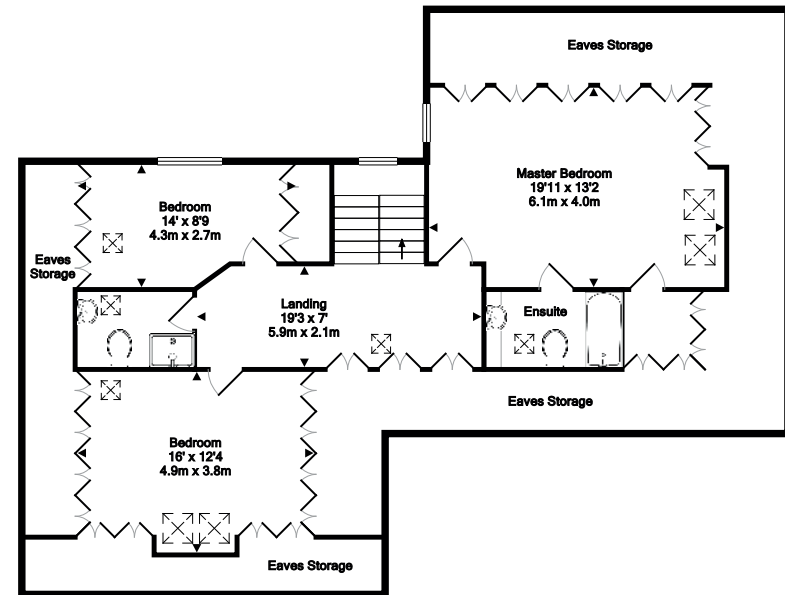
GROUND FLOOR  
APPROX. FLOOR  
AREA 2137 SQ.FT.  
(198.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 4240 SQ.FT. (393.9 SQ.M.)  
Made with Metropix ©2016

1ST FLOOR  
APPROX. FLOOR  
AREA 1423 SQ.FT.  
(132.2 SQ.M.)



LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 880 SQ.FT.  
(81.2 SQ.M.)





**Transport:** Welwyn North Station (London Kings Cross) - 2.5 miles  
A1(M)(J6) - 1.5 miles

**Services:** Mains Gas, Mains Water & Mains Drainage

**Council Tax:** Band G

**Local Authority:** Welwyn Hatfield Council

### **Important Notice:**

Dreampad, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contracts and must not be relied upon as statements of representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Dreampad have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

[Further Information](#)



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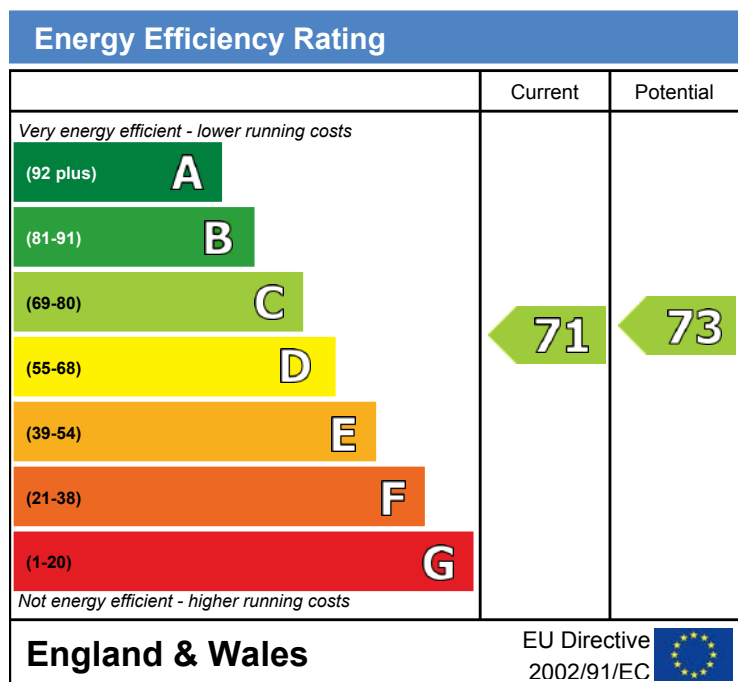
# Energy Performance Certificate



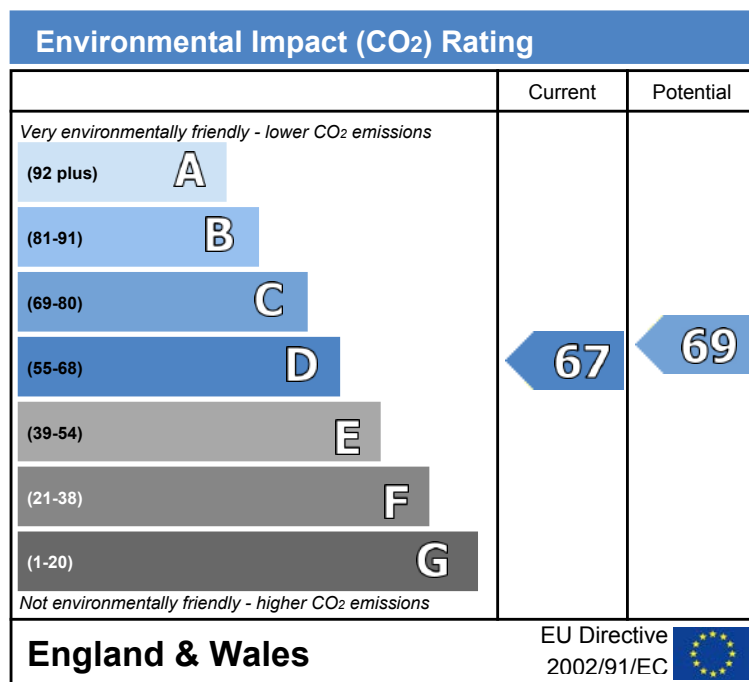
10, The Limberlost,  
WELWYN,  
AL6 9TS

Dwelling type: Detached bungalow  
Date of assessment: 27 October 2009  
Date of certificate: 27 October 2009  
Reference number: 8691-6220-6599-8973-1022  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 401 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.



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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	165 kWh/m <sup>2</sup> per year	153 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	11 tonnes per year	10 tonnes per year
Lighting	£301 per year	£215 per year
Heating	£1,472 per year	£1,411 per year
Hot water	£178 per year	£168 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