



P U T T E R I L L S

— est. 1992 —

Two Oaks Drive, Welwyn AL6 0EZ
Guide Price £700,000

PROPERTY SUMMARY

Tucked away in a peaceful cul-de-sac just moments from Welwyn village, this beautifully presented three-bedroom home blends timeless charm with contemporary upgrades and outstanding countryside views.

Step inside to a welcoming hallway and an elegant sitting room, where natural oak flooring and a cast iron fireplace create a warm, characterful retreat. At the heart of the home, a stunning extended kitchen/dining space spans the full width of the property. With quartz worktops, navy shaker units, twin Bosch ovens, and a roof lantern overhead, it's a light-filled hub for entertaining and family life. French doors lead onto a northwest-facing garden stretching over 80 feet, offering soft afternoon sun and beautiful sunset skies. A utility room, guest WC, and side access add daily convenience.

Upstairs, three well-proportioned bedrooms enjoy far-reaching views and new windows (Nov 2023), while the stylish bathroom is finished with a rainfall shower, sleek tiling, and a spa-like illuminated niche. The property also boasts planning history and scope to extend, with other homes nearby adding rear and loft conversions. Just a mile from Welwyn North station and 50 metres from a well-loved pub, this is a rare opportunity to enjoy village living with excellent connectivity.

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Approximate Gross Internal Area
 Ground Floor = 57.4 sq m / 618 sq ft
 First Floor = 44.5 sq m / 479 sq ft
 Store = 18.2 sq m / 196 sq ft
 Total = 120.1 sq m / 1,293 sq ft

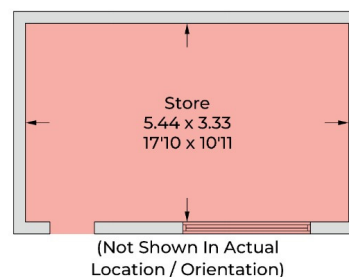
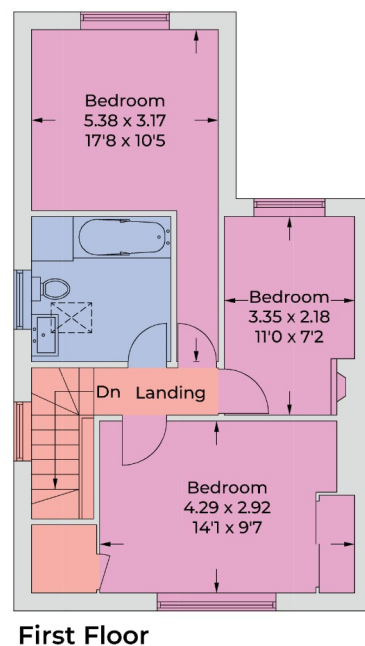
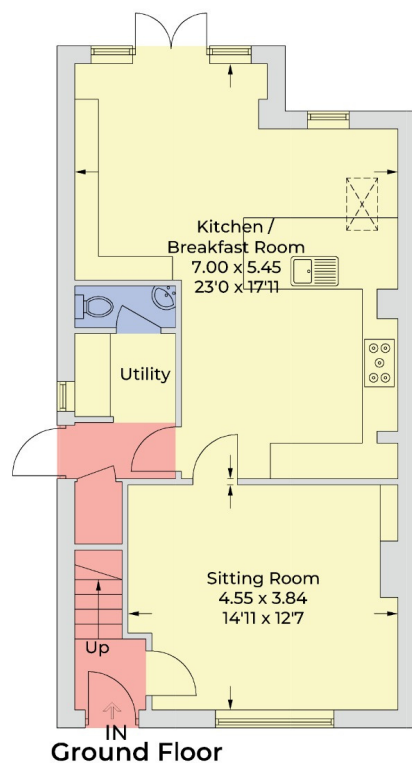


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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LOCAL AUTHORITY
 Welwyn Hatfield

TENURE Freehold

COUNCIL TAX BAND
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VIEWINGS
 By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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