

# BELVOIR!

Welwyn  
9 High Street, Welwyn, Hertfordshire, AL6 9EE

Danesbury Park Road, Welwyn, AL6 9SJ



Guide Price £1,150,000 Freehold

Call: 01438 717701

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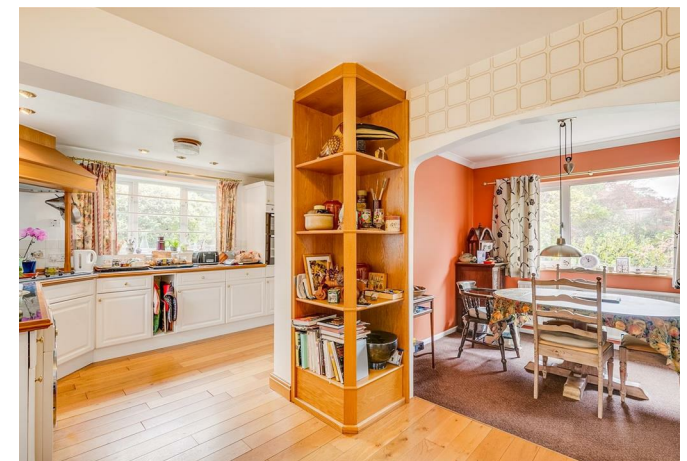
ONE OF THE FINEST ROADS IN WELWYN! - Tucked away conveniently at the top of The Avenue is Danesbury Park Road. This property has a semi-rural feel and is approached by a large driveway with parking for multiple cars, a carport and storage shed conveniently equipped with electric charging point.

Belvoir Welwyn are truly delighted to bring to market this four bedroom detached family home with so much potential and space we feel an internal viewing is highly recommended.

The current owners have lived here for over 40 years and now decided to downsize locally giving a lucky buyer the chance to purchase this wonderful home with huge potential to extend with such flexible accommodation throughout and being set on approximately 1/3 acre of land.

The ground floor accommodation comprises spacious lounge/reception room with log burning fireplace with stairs to the first floor a well proportioned dining area and a bright two levelled orangery all with plenty of windows for an abundance of natural light overlooking the wonderful gardens there is a well fitted kitchen with separate utility room, two ground floor bedrooms and a bathroom.

Stairs lead to the first floor galleried landing which give access to two double size bedrooms with plenty of eaves storage, fitted wardrobes and a family bathroom. The house itself sits beautifully on this large plot which can be further developed but currently also benefits stables, greenhouse with further outbuildings and outside storage and seating areas. There is also a Pergola/Summerhouse which really adds nicely to this wonderful mature gardens and rural feel.



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### **Porch Area**

Tile flooring, opening to Orangery and front door leading to Inner Lobby.

### **Orangery**

**15'4 x 13'5 (4.67m x 4.09m )**

Split-level Orangery with tiled flooring, decorative wooden bannisters and stairs.

### **Inner Lobby**

Carpet flooring, alarm panel, coat and shoe cupboard, and door leading to Lounge/Reception Room.

### **Lounge/Reception Room**

**20'2 x 19'1 (6.15m x 5.82m)**

Coving to ceiling, large single radiator, large double radiator, stairs leading to upper level, double glazed patio doors leading to rear garden, double doors leading to the Dining Area, door leading to Inner Hallway, functional wood burning stove, double glazed window to the Porch.

### **Dining Area**

**9'11 x 8'11 (3.02m x 2.72m)**

Coving to ceiling, large single radiator, double glazed window to rear aspect, opening to the Kitchen.

### **Kitchen**

**18'6 x 10'1 (5.64m x 3.07m )**

A range of base and eye level units, double glazed dual aspect windows, large double radiator, space for fridge freezer, plumbing for washing machine, integrated appliances to include electric oven, induction hob, extractor hood and sink with stainless steel mixer taps. Door leading to Utility.

### **Utility**

Tile flooring, double glazed window to rear aspect, home to combi boiler and door leading to rear garden.

### **Inner Hallway**

Access to large storage cupboard, home to new electric consumer unit and meter, doors leading to

### **Library/Bedroom**

**15'3 x 12'4 (4.65m x 3.76m )**

### **Office/Bedroom**

**11'7 x 8'10 (3.53m x 2.69m )**

### **Bathroom**

Double glazed opaque window to side aspect, low level flush w.c, wash hand basin over vanity unit, panel enclosed bath with mixer taps, small double radiator, tiled walls, laminate flooring and coving to ceiling.

### **First Floor Landing**

Carpet flooring, fitted smoke alarm, access to loft space, small double radiator and doors leading to

### **Bathroom**

Double glazed opaque window to side aspect, low level flush w.c, wash hand basin over vanity unit, panel enclosed bath with mixer taps, tiled walls, laminate flooring and coving to ceiling.

### **Bedroom**

**15'3 x 12'4 (4.65m x 3.76m )**

Range of fitted wardrobes with mirror slide wardrobe doors, large single radiator, textured ceilings, double glazed window to front aspect and access to eaves storage.

### **Bedroom**

**12'8 x 12'4 (3.86m x 3.76m )**

Range of fitted wardrobes with mirror slide wardrobe doors, large single radiator, textured ceilings, double glazed window to rear aspect and access to eaves storage.

### **Outside**

The property is approached by a spacious driveway, offering parking space for several vehicles. Accessed via the driveway, there is a large Oak Car Port providing three further parking bays (one of which is a secure, lockable bay). To the rear of the property there is an American Style, octagonal Summerhouse/Pergola as well as a Flint coated Greenhouse with electrical fittings. There is also a set of double bay Stables with a Lean-to attached. To the front of the property there is an outdoor light to illuminate the driveway, and an electric car charging port.

### **Location**

The property is situated in the favoured residential area of Oaklands, approximately 1/2 mile to the east of Welwyn. Oaklands itself offers a JMI school and a range of shops for day to day needs, whilst Welwyn Garden City, which lies 2 miles to the south, has excellent shopping and recreational facilities. For those wishing to commute, both

Knebworth and Welwyn North offer an excellent commuter rail service into King's Cross, taking approximately 25 minutes.

### **Current owners thoughts**

We have lived here for 40 years, we moved here as was based in the RAF nearby and knew the area well. We have loved this house and made many friends in the locality - dog walkers, strollers, hikers and neighbours. It is a very quiet road but there is always someone wanting to stop for a chat. On a practical note, we are close to the village, local shops, Welwyn Garden City and bus stops heading north and south. The house is ideally located for two railway stations, the A1(M) to London, the M25 is just a short 6 minutes away and the cross-link to Hertford and St Albans.

We will miss our lovely garden, lovingly created from its original open field and we are sure you will enjoy living here as much as we have. Joy & Jim

### **Agent's Notes**

Belvoir are advised;

Council tax - Welwyn Hatfield band G

### **BELVOIR DISCLAIMER**

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



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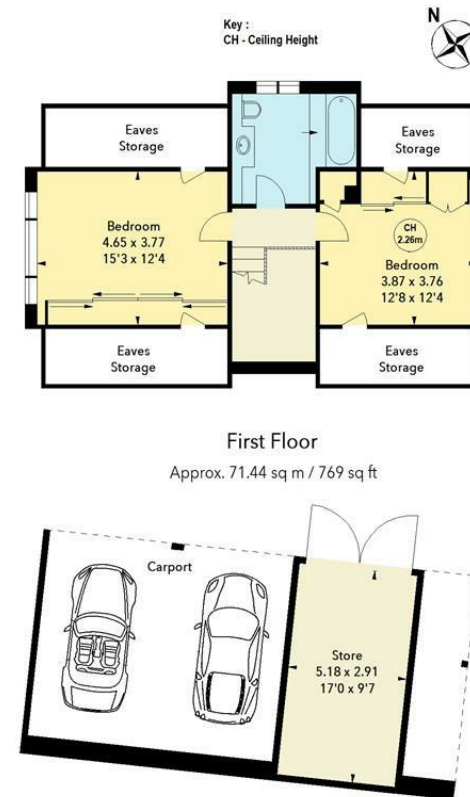




**Danesbury Park Road, AL6**

Approximate Area = 251.20 sq m / 2704 sq ft  
 (Including Green House, Stables, Store & Eaves Storage)

Green House Area = 15.14 sq m / 163 sq ft  
 Stables Area = 23.13 sq m / 249 sq ft  
 Store Area = 15.05 sq m / 162 sq ft  
 Eaves Storage Area = 21.55 sq m / 232 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 All measurements and areas are approximate, not to scale.  
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