



Because property is personal with...

Robbery Bottom Lane, Welwyn

BELVOIR!

OIRO £749,500



Key Features

- DETACHED FAMILY HOME
- DRIVEWAY WITH PARKING FOR NUMEROUS VEHICLES
- ONE DOUBLE GARAGE AND ONE SINGLE GARAGE
- FIVE BEDROOMS
- POTENTIAL TO EXTEND (STPP)
- BRIGHT AND AIRY ENTRANCE HALL
- EPC rating C
- Freehold





PEACEFUL SETTING WITH SO MUCH POTENTIAL!

Belvoir Welwyn is delighted to present this highly individual, five-bedroom detached family home, nestled in the serene and quaint Robbery Bottom Lane. This highly sought-after rural location offers a tranquil lifestyle while still providing easy access to local amenities.

Key Features:

Detached Family Home: Offering ample space for the growing family.

Potential to Extend: Lots of potential for future extensions (subject to planning permission).

Ample Parking: Two driveways providing parking for numerous vehicles, plus a double garage for additional parking or storage.

Outdoor Spaces: A large rear garden with multiple sheds, a single garage, and a front decked balcony with sliding door access to the lounge/diner.

Modern Interiors: Newly fitted carpets throughout, a fitted kitchen, and modern family bathroom.

Basement Storage: A cellar accessible via a hatch in the kitchen for extra storage needs.

Ground Floor Accommodation:

Porch Area

Entrance Hall

Fitted Kitchen

Lounge/Diner

Shower Room

Bedrooms Three, Four, and Five

Cellar (accessible via hatch in the kitchen)

First Floor Accommodation:

Two Double Bedrooms: Both featuring handy eaves storage.

Modern Fitted Family Bathroom

External Features:

Large Rear Garden: Access to numerous sheds and a single garage.

Front Decked Area: Lovely space with sliding door access to the lounge/diner.

Double Garage: Providing further parking and storage options.

Two Driveways: Ensuring ample parking for multiple vehicles.

Location:

Robbery Bottom Lane is just off Mardley Hill, a highly desired road due to its peaceful rural setting and convenient access to local amenities. The neighborhood boasts a junior/mixed infant school, a parade of shops including a sub post office, convenience store, florist, fish and chip shop, and a butcher.

Just over a mile away is the picturesque village of Welwyn, rich in history with its ancient cottages, hidden manor house, Old Roman Baths, and an independent bakery. For more extensive leisure facilities, Welwyn Garden City is approximately 4 miles south, offering a large shopping center and a John Lewis department store.

For commuters, Welwyn North mainline station is just 2.9 miles away, providing fast and frequent services into London and northwards. The A1(M) Junction 6 is 1.3 miles away, offering easy road links to the M1 and M25.





Viewing:

In our opinion, this property must be viewed to be fully appreciated. Contact us today to book your appointment and explore the potential of this remarkable family home in Robbery Bottom Lane.

Porch

UPVC double glazed window to side aspect, heated flooring, door leading to Rear Garden and door leading to Entrance Hall.

Entrance Hall

Engineered Oak wood flooring, heated flooring, stairs to upper level, doors leading to all ground floor rooms.

Kitchen 4.00 x 3.98

Engineered Oak wood flooring, a range of base and eye level units, fitted butler sink with stainless steel mixer taps and separate water supply, space for fridge freezer, breakfast bar, heated flooring, UPVC double glazed windows to front and side aspects, gas Rangemaster cooker with fitted extractor hood over and fitted dishwasher. Opening to the Lounge/Diner and Hatch leading to the cellar.

Cellar 4.02 x 3.85

UPVC double glazed opaque window to side aspect.

Lounge/Diner 7.94 x 3.82

Fitted carpet flooring, functional log burner, recessed ceiling with fitted LED sound to light system, UPVC double glazed sliding door leading to outdoor decking area.

Shower Room

Modern fitted Shower Room with walk in shower cubicle, low level flush W.C, wall mounted hand wash basin, stainless steel heated towel rail, UPVC double glazed opaque window to side aspect, heated flooring and access to airing cupboard.

Office/Bedroom Five 2.76 x 2.23

Carpet flooring, double glazed window to side aspect.



Bedroom Four 3.39 x 2.60

Engineered Oak wood flooring, inset spotlights, heated flooring, UPVC double glazed windows to rear and side aspect and door leading to rear garden/patio area.

Bedroom Three 3.82 x 3.58

Fitted carpet flooring, inset spotlights, UPVC double glazed windows and double doors leading to rear garden.

First Floor Landing

Carpet flooring, access to two storage cupboards, doors leading to Master Bedroom, Bedroom Two and Family Bathroom.

Family Bathroom

Fully fitted modern bathroom comprising panel enclosed bath with shower attachment and splash-guard, tiled flooring, tiled walls, extractor fan, low level flush W.C and hand wash basin over vanity unit. Heated flooring, blue-tooth heated mirror and UPVC double glazed opaque window to side aspect.

Bedroom Two 3.97 (max) x 3.56 (max)

Carpet flooring, UPVC double glazed windows to front and side aspects and access to eaves storage which runs the full length of the building.

Master Bedroom 4.86 x 3.56

Carpet flooring, UPVC double glazed windows to rear and side aspects and access to two eaves storage, one which runs the full length of the building and the other which runs the length of the bedroom.

Agents Notes

Belvoir are advised;

Council tax - Welwyn Hatfield band F

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.



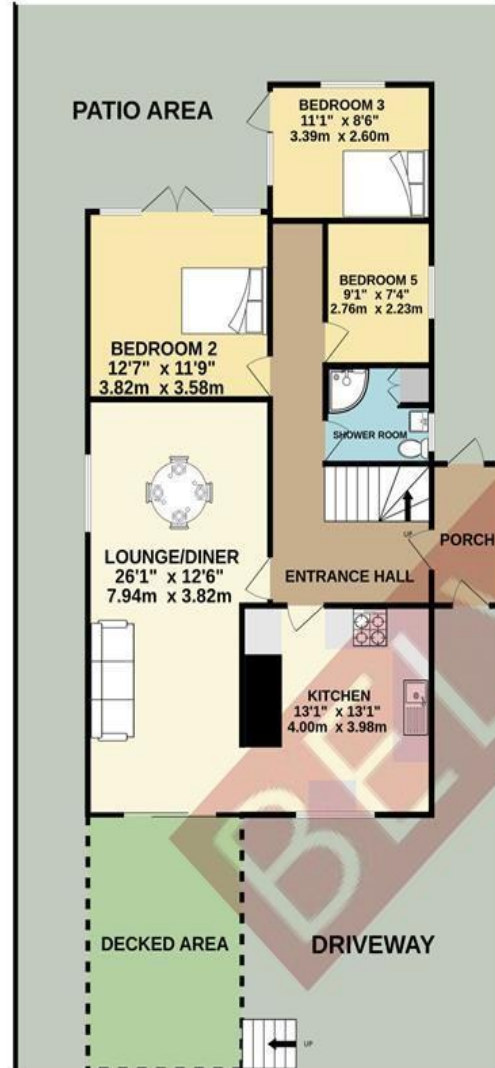
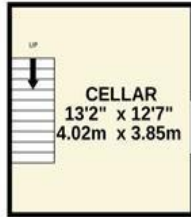


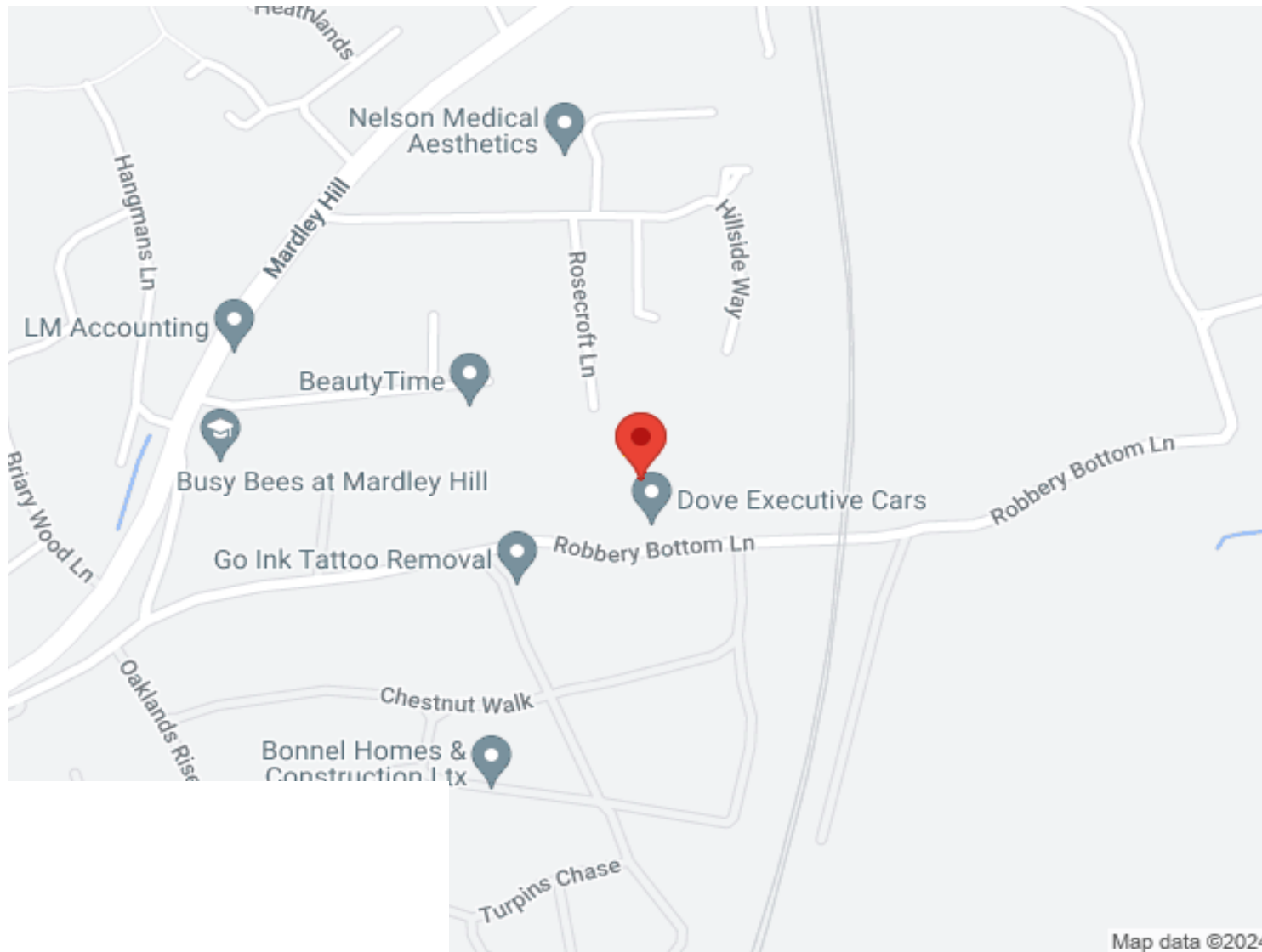
CELLAR
167 sq.ft. (15.5 sq.m.) approx.

GROUND FLOOR
2062 sq.ft. (191.6 sq.m.) approx.

1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.

GARAGES
491 sq.ft. (45.6 sq.m.) approx.





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