



HEARTWOOD  
HOMES

# The Avenue, Welwyn, AL6 0PW

£1,500,000

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An exceptional and imposing detached family home which is set on a substantial semi rural plot of approximately 1.5 acres. Located in the highly sought after Oaklands area just one mile to the north east of Welwyn village. The village itself provides an excellent selection of shops, a JMI school and a great selection of pubs and eateries. More extensive facilities are to be found in Welwyn Garden City, just a short distance away, including major transportation links with the mainline station and the A1(M).

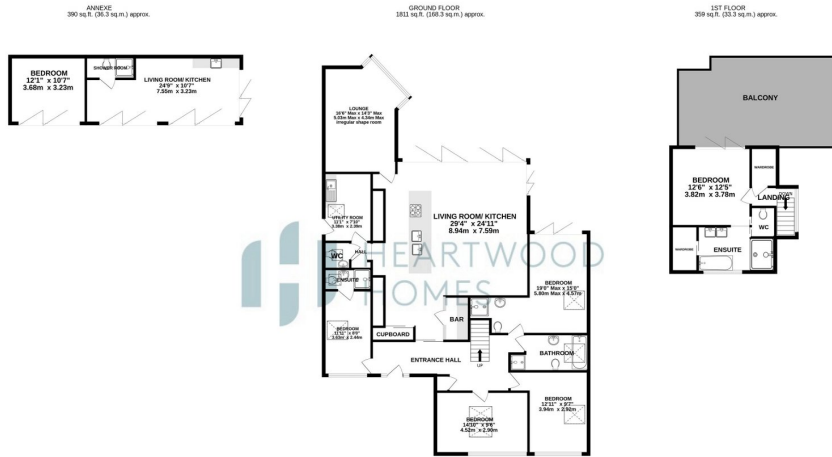
This outstanding home is beautifully appointed throughout, at the centre of which is a huge, contemporary open plan living/dining/kitchen with central feature fireplace and bi fold doors opening onto a superb limestone sun terrace which faces south. The kitchen has a wide range of high-gloss storage units, incorporating a range of Miele appliances to include, double oven, microwave, coffee maker, induction hob, fridge/freezer and dishwasher. There is a walk-in pantry, a drinks station with glass doors and two wine coolers. From the kitchen is access to a ground floor W.C and a separate utility room.

Located off the kitchen is a spectacular family room with vaulted, white beamed ceiling and full-length picture windows overlooking the garden. Throughout the property is underfloor central heating and high-quality replacement triple glazed windows and doors. There are four generous bedrooms on the ground floor, two have en suite showers and there is a separate and attractive family bathroom.

The first floor is dedicated to a superb and bright master bedroom suite with sliding doors opening directly onto a large seating balcony with glass balustrade overlooking the stunning garden. There is a luxurious en suite bathroom, with double ended bath, WC, walk in shower stall, double width sink, walk in dressing area.

This wonderful home is ideal for outdoor entertaining and the gardens have been professionally landscaped to include, a large limestone paved terrace providing ample space for this purpose,





TOTAL FLOOR AREA: 2560 sq ft (237.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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 not 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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- Substantial semi rural plot approximately 1.5 acres
- Excellent access to the A1M
- Spectacular family room with vaulted ceiling and full-length windows overlooking the garden
- Double gated paved driveway with parking for several cars
- Close to Welwyn Village
- Huge, contemporary open plan living/dining/kitchen with bi fold doors opening to the terrace
- Five bedrooms
- purpose-built annex this makes an ideal space for a home office or home gym
- EPC Grade C



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