

Connells

Lower Mardley Hill WELWYN

# Lower Mardley Hill WELWYN AL6 0SQ

# for sale offers in excess of £675,000





An exceptionally well presented and recently refurbished detached family home, located within the highly sought after area of Oaklands with no onward chain. This beautiful family home offers well planned living space, which has a 22ft Reception Hall, Cloakroom, Lounge with Snug Area, modern fitted 18ft Kitchen/Diner, Separate Utility Room, Galleried First Floor Landing, Master Bedroom with large en-suite and a Family Shower Room. Double Driveway to the front with Garage and a South facing rear garden. Countryside walks within a 10 minute walk of the property!

Oaklands area is part of Mardley Heath with extensive woodland and walking areas and has a range of local shops and a public house.

## **Entrance Hall**

22' x 5' 10" ( 6.71m x 1.78m ) Solid wood flooring. Window to the side. Under stairs cupboard. Doors to rooms.

## Cloakroom

Suite comprising of a WC and corner wash hand basin with cupboard below and mixer taps. Window to the side. Wood flooring.

## Lounge

20' 11" x 10' 11" ( 6.38m x 3.33m ) Two double sliding patio doors leading out to the rear garden. Feature fire place.

# **Dining Room/snug**

12' 11" x 9' 8" ( 3.94m x 2.95m ) Window to side and rear. Electric radiator.

#### **Kitchen/diner**

18' 2" x 17' 4" (5.54m x 5.28m)

Window to the side and front. Door to side. Shaker style kitchen with wall and base units with work surfaces over. Built in oven and hob with extractor over. Single drainer sink unit with mixer tap. Space for fridge. Tiled splash backs. Space for 6 seater dining room table and chairs. Feature ornate window to the entrance hall.

#### **Utility Room**

7' 10" x 4' 6" (2.39m x 1.37m)

Window to the front. Wall and base units. Space for washing machine/tumble dryer.

# **Galleried Landing**

Window to side. Access to loft via hatch. Doors to rooms.

#### **Master Bedroom**

14' 1" x 9' 11" ( 4.29m x 3.02m ) Window to the front. Door to en-suite.

## **En-suite Bathroom**

A fully tiled bathroom with double shower cubicle, bath with mixer tap, WC and wash hand basin with mixer tap inset to a drawer





unit.

# **Bedroom Two** 11' 1" x 12' 3" ( 3.38m x 3.73m ) Window to the rear.

## **Bedroom Three**

12' x 10' 7" into wardrobes ( 3.66m x 3.23m into wardrobes ) Window to the front.

## **Bedroom Four** 10' x 8' 6" ( 3.05m x 2.59m )

Window to the rear.

# **Family Shower Room**

Suite comprising of a shower cubicle, wash hand basin with mixer tap and a WC. Window to the side with obscure glass. Heated towel rail/radiator.

# **Rear Garden**

South facing garden with a Patio area adjoining the property. Gated access to front of the house. Gate with steps leading up to a tiered garden with various flowers, shrubs and patio area.











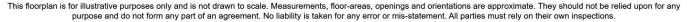






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**EPC** Rating: D

Tenure: Freehold





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