



Connells

Lower Mardley Hill
WELWYN



Property Description

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.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01707 322 903

E welwyngardencity@connells.co.uk

38 Wigmores North
WELWYN GARDEN CITY AL8 6PH

EPC Rating: D

view this property online connells.co.uk/Property/WWY306338

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WWY306338 - 0010