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Oakdale  
WELWYN GARDEN CITY



# Oakdale WELWYN GARDEN CITY AL8 7QP

for sale guide price  
**£625,000**



## Property Description

A fantastic FOUR-bedroom semi-detached family home situated in this highly sought after location.

Situated in the AL8 postcode, this super property features a stunning 24' kitchen/diner, a re-fitted family bathroom suite and downstairs cloakroom, bloc paved driveway to the front for up to 3 cars and a generous landscaped rear which is not overlooked to the rear with a gate leading onto fields.

## Entrance Hall

Composite Double Glazed front door, double glazed porthole window to the front, radiator, tiled flooring, built in cupboard.

## Cloakroom

Low level wc, vanity wash hand unit, double glazed window to the side, part tiled walls, tiled flooring, heated towel rail.

## Inner Lobby

Louvre wooden doors into entrance hall, door into cloakroom.

## Lounge

10' 10" x 10' 10" (3.30m x 3.30m)

Double glazed window to the front, TV point, wood effect flooring, sliding door, understairs cupboard, tiled flooring, opening into kitchen.

## Open Plan Kitchen/Dining Room

24' 7" x 8' 11" MAX (7.49m x 2.72m MAX)

Sink and drainer with mixer taps, induction hob, Samsung double oven and integrated microwave. Double glazed windows to the rear, double glazed French doors onto garden. Recessed spotlights, TV point, floor to ceiling radiator, tiled flooring.

## Landing

loft access, Hardwood doors to bedrooms and bathroom.

## Bedroom 1

11' 3" x 8' 10" Plus recess (3.43m x 2.69m Plus recess)

Double glazed windows to the front, fitted wardrobes, wood effect flooring, Radiator, TV point, Built-in walk-in wardrobe.

## Bedroom 2

9' 9" x 9' 4" Plus recess (2.97m x 2.84m Plus recess)

Double glazed windows to the front, built in overstrains cupboard, range of fitted wardrobes and cupboards to the side and overbed.

## Bedroom 3

10' 5" x 7' 6" (3.17m x 2.29m)

Double glazed window to the rear, radiator.

## Bedroom 4

8' 6" x 8' 4" (2.59m x 2.54m)

Double glazed window to the rear, Radiator, range of fitted wardrobes and chest of drawers.

## Bathroom

panelled bath with mixed taps and shower attachment and glass shower screen, vanity wash hand unit, low level w/c. heated towel rail, tiled floors and walls, two frosted double-glazed windows to the rear. Recessed spotlights, extractor fan.

## Rear Garden

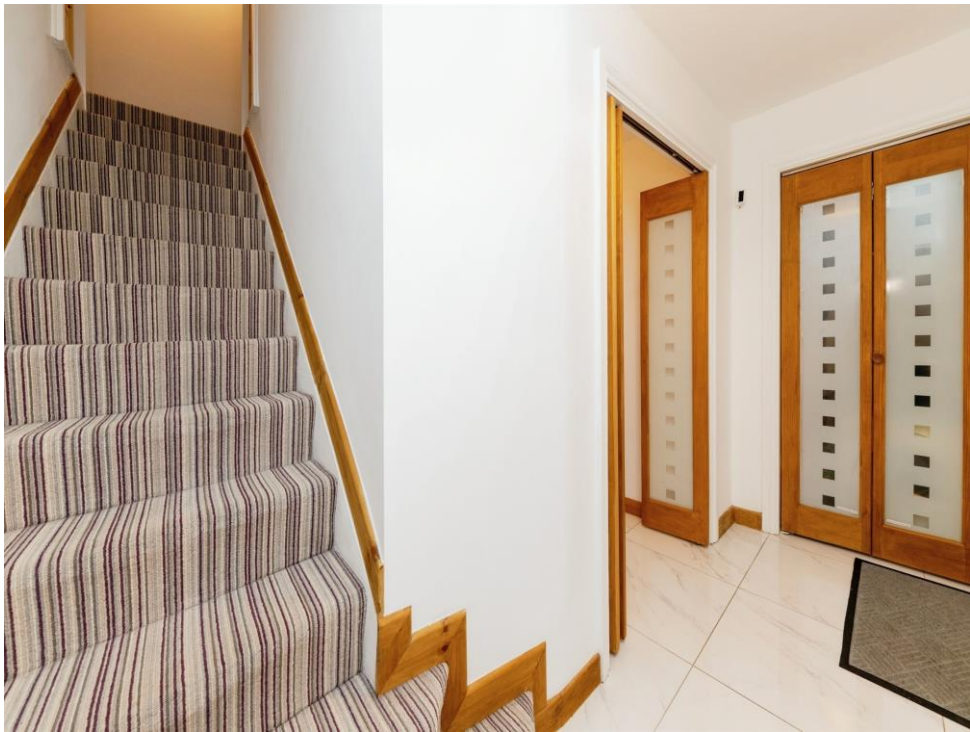
Full width paved patio, laid to lawn, further patio, not overlooked with gated rear access onto fields, outside tap, gated side access. timber shed.

## Parking

bloc paved driveway for 2/3 cars.

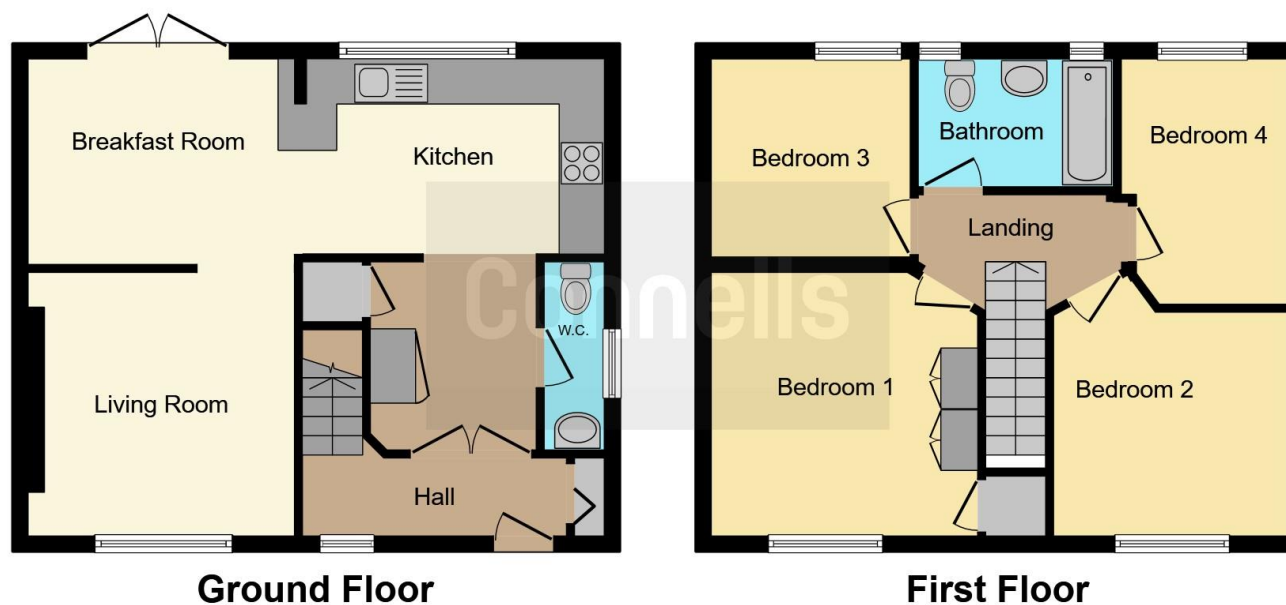












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**EPC Rating: C**

Tenure: Freehold

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