

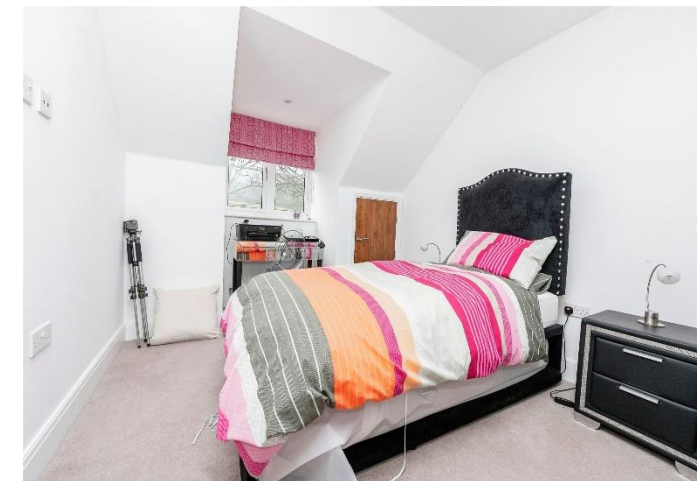
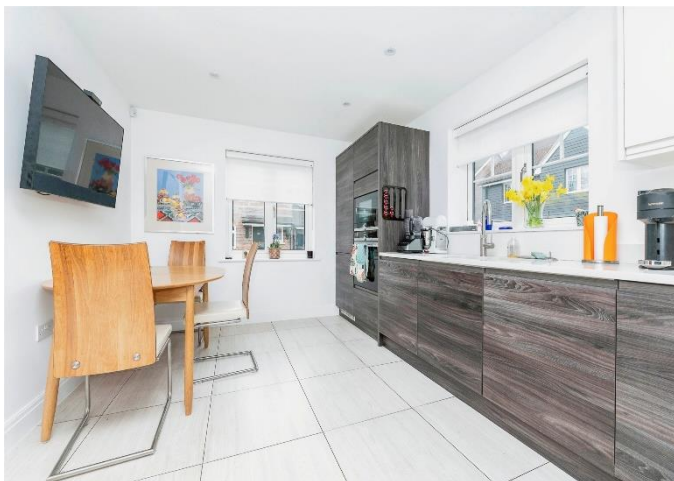


Salix Close, Welwyn AL6 9GP

welcome to

Salix Close, Welwyn

Welcome to Salix Close, Welwyn, a small, exclusive development built in 2016 by premium property developer, Cala Homes. This well-appointed home is tucked away in a quiet close, ideally located near to two outstanding Ofsted rated primary schools and within walking distance to both Welwyn and Codicote villages with an array of popular local shops, pubs and restaurants. This semi-detached, three story family home offers downstairs cloakroom, large reception room with bi-fold doors that lead out to the rear garden as well as a modern kitchen diner; this stunning property perfectly suits family life. Over the second and third floor are five bedrooms, two with en-suite and a family bathroom. Externally the property boasts a driveway, garage, electric car charging point and front and rear gardens. Further benefits include underfloor heating, air sourced heat pump and twelve solar panels. These energy saving additions are already resulting in substantial energy bill reductions. This ideal location is within easy access to commuter links, Welwyn North train station is just 1.9 miles away and the A1(M) is accessible by a short drive.



Entrance Hall

Engineered wood flooring, underfloor heating, 2 x storage cupboard.

Cloakroom

Tiled walls, W/C, wash hand basin.

Lounge

18' x 15' (5.49m x 4.57m)

Bi-fold doors to rear, engineered wood flooring, underfloor heating, radiator, TV point.

Kitchen

16' x 10' (4.88m x 3.05m)

Tiled flooring, underfloor heating, induction hob, Quooker tap, integrated Siemens microwave, oven, fridge freezer, Samsung dishwasher, extractor, space for table.

Landing

Carpet, spotlights.

Bedroom One

17' x 10' (5.18m x 3.05m)

Double glazed window to rear, carpet, radiator, fitted wardrobes.

En-Suite

Double glazed window to side, tiled flooring and walls, walk in shower cubicle, W/C, wash hand basin.

Bedroom Two

15' 1" x 19' 4" (4.60m x 5.89m)

Double glazed window to rear, carpet, fitted wardrobes, TV point.

En-Suite

Tiled walls and flooring, heated towel rail, shower cubicle, W/C, wash hand basin.

Bedroom Three

13' x 8' 4" (3.96m x 2.54m)

Double glazed window to rear, carpet, fitted wardrobes.

Bedroom Four

11' 6" x 9' 1" (3.51m x 2.77m)

Double glazed velux windows to rear, carpet, radiator, built in cupboard.



Bathroom

Double glazed window to front, tiled walls and flooring, bath, separate shower cubicle, vanity unit and wash hand basin.

Bedroom Five

11' 2" x 10' (3.40m x 3.05m)

Double glazed window to front, carpet, radiator.

Garage

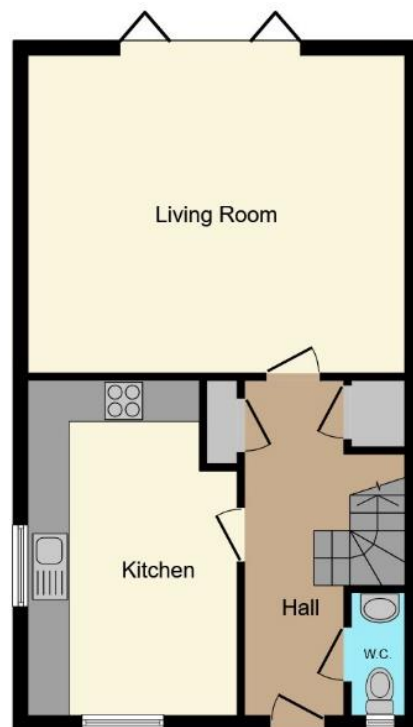
Electric, lighting, electric door.

Rear Garden

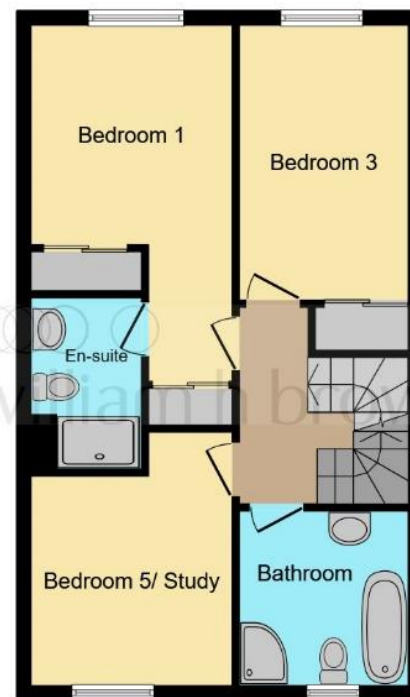
Electric garden awning, remote lighting.

Agents Note:

Managed Freehold: £663 contribution to the management/service charge. Payable to Red Brick Management, Chequers House, 162 High Street, Stevenage SG1 3LL 01438 303333.



Ground Floor



First Floor



Second Floor

Total floor area 134.9 sq.m. (1,452 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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welcome to

Salix Close, Welwyn

- Semi Detached
- Five Bedrooms
- **Electric Charge Point**
- **Air Sourced Heat Pump**
- Garage & Allocated Parking

Tenure: Freehold EPC Rating: B

Offers in excess of

£700,000



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Property Ref:
WGN109081 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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Please note the marker reflects the
postcode not the actual property