



31, Hillside Way, Welwyn  
AL6 0TY  
Offers Over £699,995



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## 31 Hillside Way, Welwyn, AL6 0TY

Nestled in the tranquil cul-de-sac of Hillside Way, Welwyn, this charming chalet style semi-detached home offers a perfect blend of modern living and comfort. Recently extended and fully renovated by the present owner this chalet-style home boasts a contemporary design that is sure to impress. Upon entering, you are welcomed into a spacious entrance hallway with herringbone flooring and lantern roof, leading to all ground floor room, magnificent open-plan kitchen diner, ideal for both family gatherings and entertaining guests. The kitchen is thoughtfully designed, providing ample space for culinary creativity while seamlessly connecting to the dining area. The property also has a good size utility room leaving the kitchen purely for cooking and entertaining. A second reception room / bedroom and high spec bathroom all situated off the entrance hallway. The main living room benefits from a log burner fire and stairs leading up to the first floor with 2 good size double bedrooms and modern bathroom are designed with style and functionality in mind, ensuring convenience for all. Set on a generous corner plot, the garden is a true highlight of this home. It offers a wonderful outdoor space for relaxation, gardening, or children's play, making it an ideal setting for family life. With its desirable location and thoughtful renovations, this property presents an excellent opportunity for those seeking a comfortable and stylish home in a peaceful neighbourhood.

Situated in a sought after residential area of Oaklands, approx. 1.5 miles north east of Welwyn village, is close to wonderful woodland & has access to fine country walks. The neighbourhood has a junior/mixed infant school and a parade of shops that include a sub post office, general convenience store, flower shop & butcher. Nearby Knebworth and Welwyn are vibrant working villages that have independent shops, pubs and restaurants. Both villages have doctor's surgeries. The following times and distances are approximate as a guide only: London Kings Cross, 34 mins by rail via Welwyn North and 29 mins by rail via Welwyn Garden City. Welwyn Garden City with the John Lewis department store 4 miles - Stevenage with the new M&S store 5.6 miles - St Albans 12 miles - A1M Junction (6) less than a mile away - M25 14 miles. Luton airport 13 miles - Stansted airport 25 miles. Heathrow airport 36 miles





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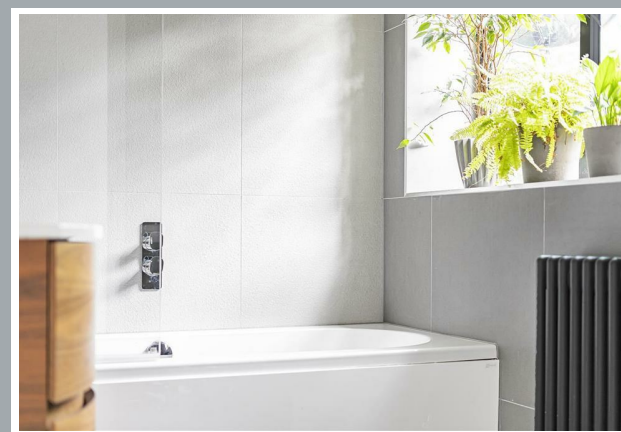
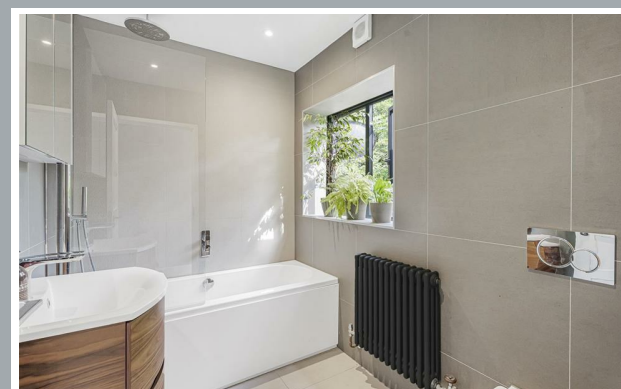
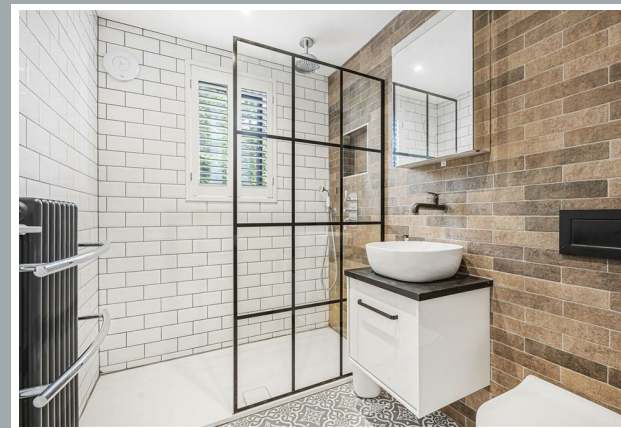
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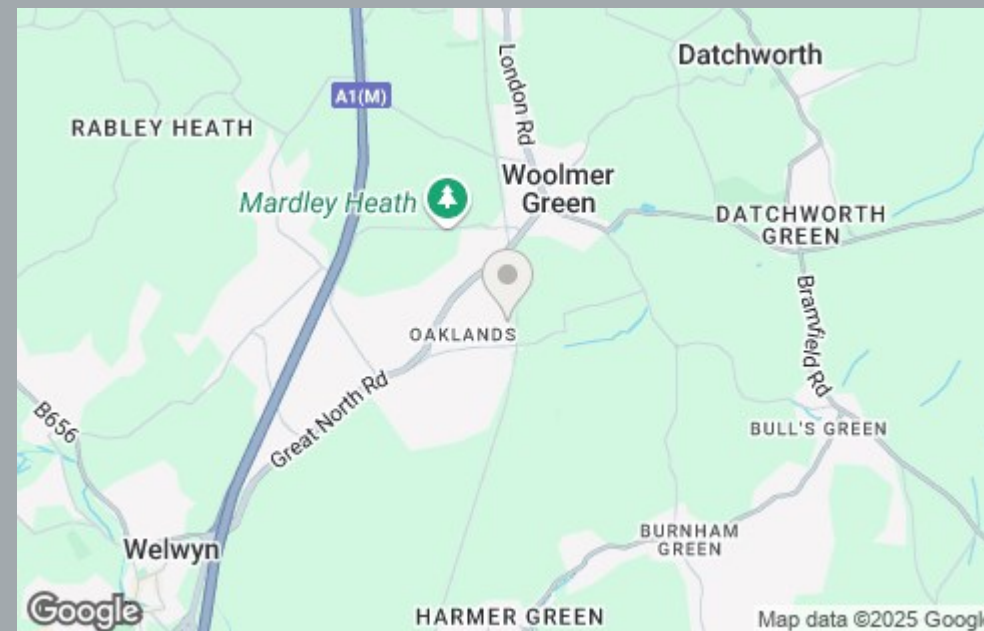






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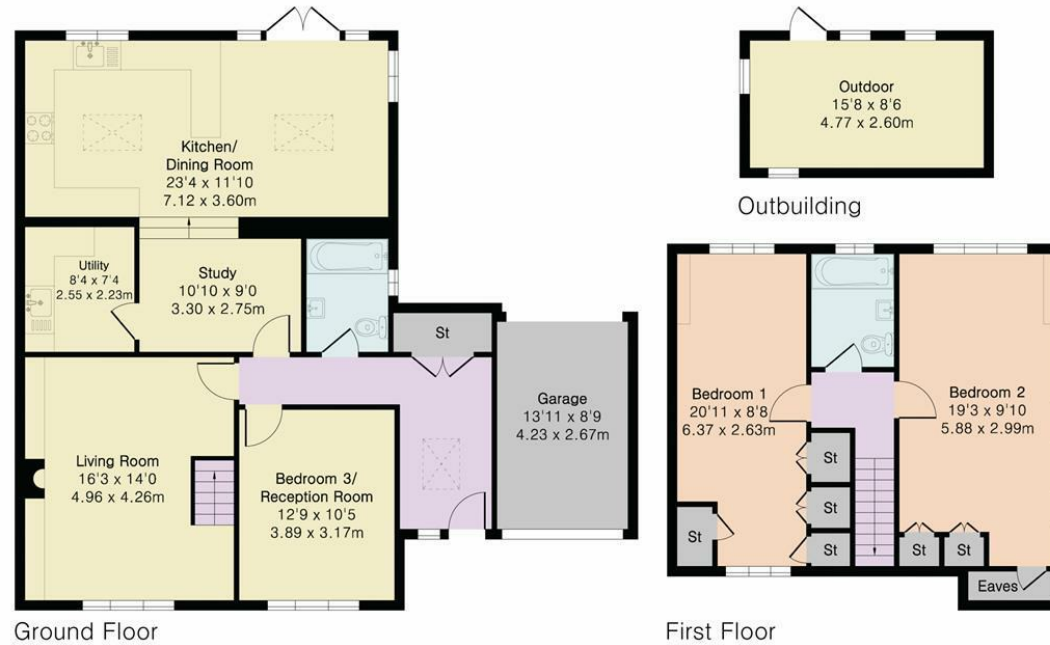


**Approximate Gross Internal Area 1799 sq ft - 167 sq m**

Ground Floor Area 1137 sq ft – 106 sq m

First Floor Area 529 sq ft – 49 sq m

Outbuilding Area 133 sq ft – 12 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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