



33 Elmwood AL8 6LD  
£1,295,000



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Elmwood is located in a highly sought after area in the heart of Welwyn Garden City's "West Side",

The location really is one of the best on the "West Side" offering the convenience of being within walking distance to the town centre, offering numerous shops, "John Lewis", "Waitrose" and various cafes & restaurants, Welwyn Garden City's train station with fast services to King's Cross and Moorgate, is also within walking distance. "Sherrards Wood", local parks and well-regarded primary and secondary schools are all close by.

This delightful family home has been extended and refurbished to a lovely standard, and is a real credit to our seller.

The deceptively spacious accommodation briefly comprises of entrance hall, sitting room with feature fireplace and bay window to front, to the rear there is a stunning southerly facing refitted dual aspect open plan living, dining, kitchen, which really is the heart of this fabulous family home, with full width bi-folding doors opening onto the fabulous southerly facing rear garden, on a sunny day this room is bathed in light and really comes alive, there are also integrated appliances and a feature island, refitted utility room and ground floor wc, and a study with doors leading to the rear garden,

The first floor comprises of a gallery landing, a spacious southerly facing master bedroom with range of fitted wardrobes and a refitted en-suite, three further bedrooms and a refitted four piece family bathroom.

The house also benefits from replacement windows, roof , wiring, central heating with a blend of gas radiator and underfloor heating, so much more.

Outside, the well established southerly facing rear garden is a real feature of this stunning family home, with a spacious full width patio, mature flower and shrub beds, various specimens and evergreens, and a private back drop, it really has to be seen in person to appreciate it. To the front, a block-paved driveway provides off-street parking and access to the garage.



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#### Entrance Hall

Part glazed entrance door to front, wood effect flooring, radiator with decorative cover, stairs to first floor with storage cupboard under, recessed spotlights, door to:

#### Sitting Room

13'2 max x 13'

Double glazed bay window to front, radiator, wood effect flooring, feature fireplace.

#### Dual Aspect Refitted Living/dining/kitchen

26' x 19'1

Stunning dual aspect room, refitted range of wall and base units, complimentary work surfaces and splash back, inset sink with mixer tap, built in oven and microwave, induction hob with integrated extractor over, integrated dishwasher and fridge/freezer, feature island/breakfast bar with 4 pan drawers and power point, wood effect flooring, tiled floor with underfloor heating, under stairs storage cupboard, recessed spotlights, double glazed window to side, full width bi-folding doors to the rear opening onto the southerly facing rear garden, door to:

#### Inner Hall

Tiled floor with underfloor heating, recessed spotlights, doors to:

#### Study

12'2 max x 8'4

Double glazed doors leading to the rear garden, wood effect flooring, recessed spotlights, radiator.

#### Refitted Utility Room

Refitted range of base units, complimentary work surface and splash back, space for washing machine and tumble dryer, tiled floor with under floor heating, extractor fan.

#### Refitted Wc

Dual flush wc, vanity wash hand basin with integrated mixer tap, complimentary wall tiling to dado height, tiled floor, with under floor heating.

#### Gallery Landing

Access to part boarded loft with ladder and light, radiator, recessed spotlights, double glazed window to side, doors to:

#### Master Bedroom

19' x 12'5

Two double glazed windows to rear overlooking the southerly facing rear garden, range of built in wardrobes, radiator, door to:

#### En-Suite Refitted Shower Room

Refitted suite comprising of glazed shower cubicle with handheld and rainfall shower, vanity wash hand basin with mixer tap, dual flush wc, complimentary wall and floor tiling, heated towel rail, extractor fan, recessed spotlights, double glazed window to rear.

#### Bedroom Two

13'5 x 11'5 max

Two double glazed windows to front, radiator, built in wardrobe and further storage cupboard, wood effect flooring.

#### Bedroom Three

11'9 max 7'1

#### Bedroom Four

8'10 x 8'

Double glazed window to front, radiator, wood effect flooring.

#### Refitted Four Piece Family Bathroom

Refitted suite comprising of panel enclosed bath with mixer tap, double shower cubicle, wash hand basin with mixer tap, dual flush wc, complimentary wall and floor tiling, heated towel rail, recessed spotlights, double glazed window to side.

#### Front Garden

Lawn area, mature shrubs and evergreens, gate to side leading to the rear garden.

#### Driveway

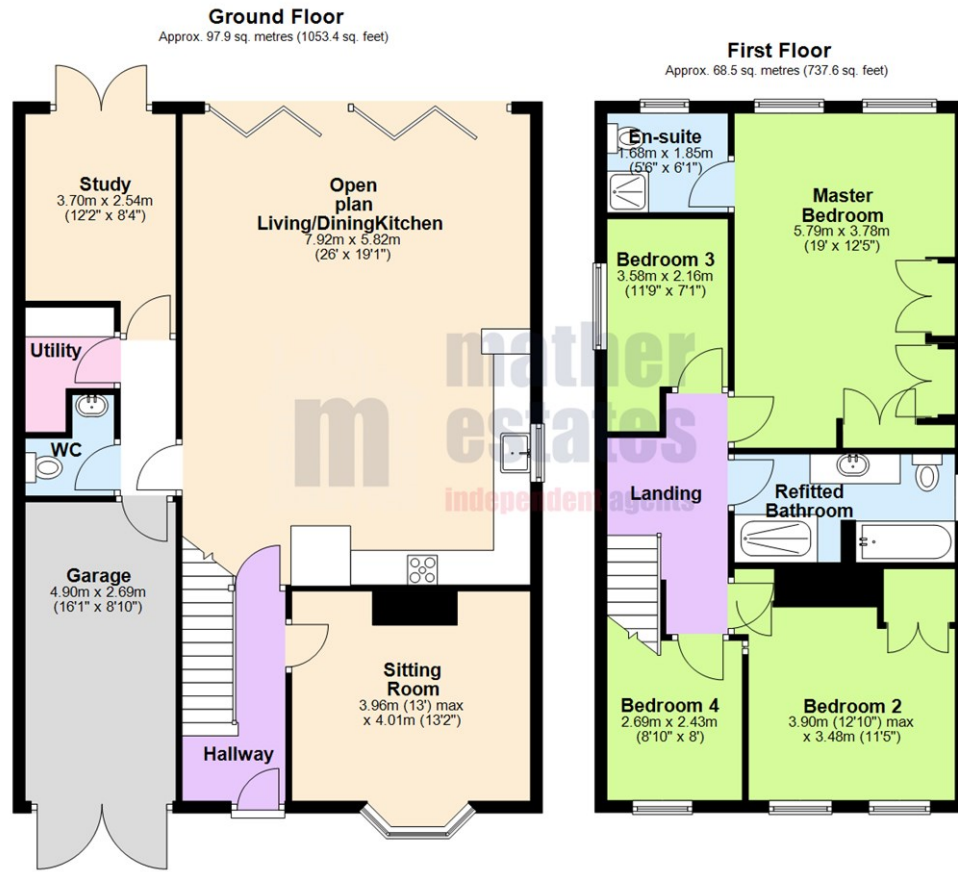
Bloc paved driveway proving access to the garage and parking for approximately three vehicles.

#### Garage

Double doors to front, power and light, wall mounted gas fired boiler.

#### Southerly Facing Rear Garden

The garden is a huge feature of this delightful family home, it is southerly facing and offers a great sized patio for entertaining directly accessed via the bi-folding doors, lawn area, flower and shrub beds, various bushes, specimens and evergreens. water tap, lighting.



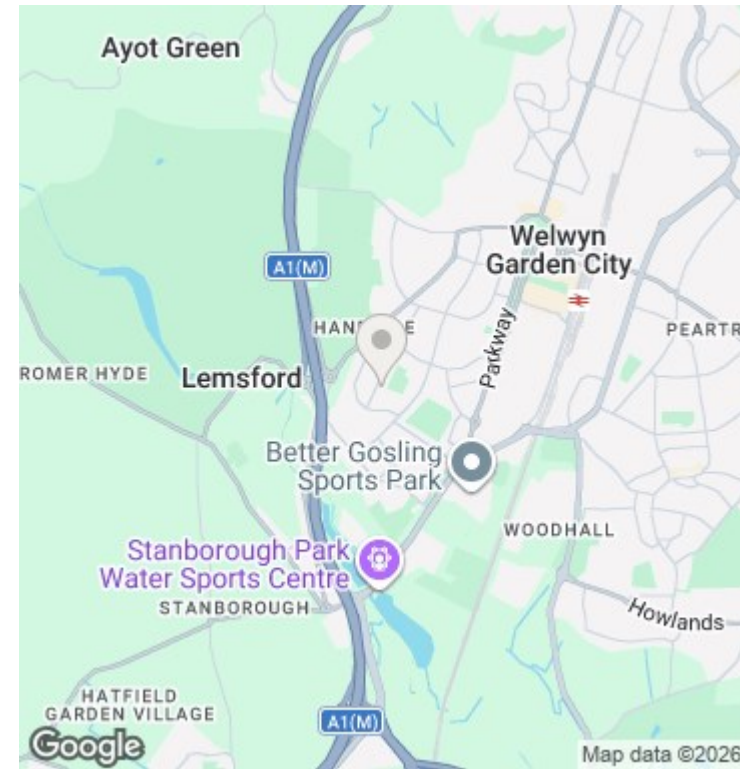
Total area: approx. 166.4 sq. metres (1791.0 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		59	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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