



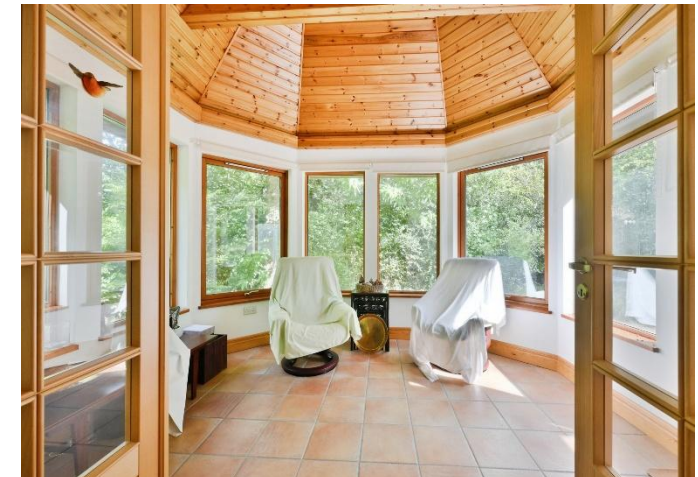
Oaklands Rise, WELWYN AL6 0RG

welcome to

Oaklands Rise, WELWYN

Arranged over three impressive floors and offered to the market CHAIN FREE, this five-bedroom, three-bathroom detached family home is situated within the highly sought-after Oaklands area of Welwyn. Providing versatile and spacious accommodation throughout, this exceptional property is ideally suited to family living. The ground floor comprises a welcoming entrance hall, cloakroom, study, family room, spacious lounge, well-appointed kitchen, dining room, garden room, utility room, and a generously sized ground-floor bedroom with its own en-suite shower room, making it ideal for guests or multi-generational living. The first floor boasts four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom. A standout feature of the property is the integrated garage with internal staircase access, providing space for up to four vehicles and leading to a storage area and cinema/games room, offering potential for a variety of uses. Externally, the property enjoys a desirable position within one of Welwyn's most prestigious residential locations, renowned for its excellent local amenities, highly regarded schools and transport links.

*** Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property. ***



Cloakroom

Double glazed window to front, tiled flooring, W/C, wash hand basin.

Office

Double glazed window to front and side, carpet,

Family Room

Double glazed windows to side and rear, wooden flooring.

Lounge

Double glazed windows to sides, carpet, fireplace.

Dining Room

Doors to garden, tiled flooring, spotlights.

Kitchen

Double glazed windows to front, tiled flooring, sink/drain, integrated fridge, electric oven/grill, wall and base units.

Utility Room

Door to garden, tiled floorings, work tops.

Garden Room

Double glazed windows, door to garden, tiled flooring.

Bedroom 1

Double glazed windows to front and side, carpet, built in wardrobes.

En-Suite

Double glazed window to rear, tiled flooring, bath, W/C, heated towel rail, wash hand basin, shower.

Bedroom 2

Double glazed window, carpet, built in wardrobe x 2.

En-Suite

Tiled flooring, bath, shower, W/C, wash hand basin, heated towel rail.

Bedroom 3

Double glazed window, carpet, built in wardrobe x 2.

Bedroom 4

Double glazed windows to front and side, carpet, built in wardrobe.

Bedroom 5

Double glazed window, carpet, built in wardrobe, velux windows.

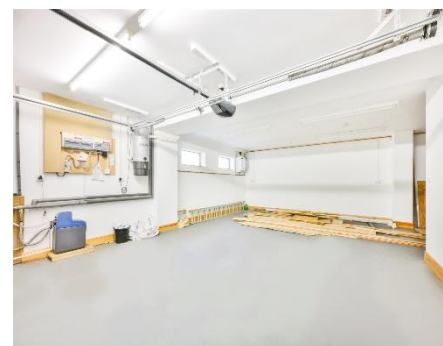
Bathroom

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

Cinema/Games Room

Agents Note:

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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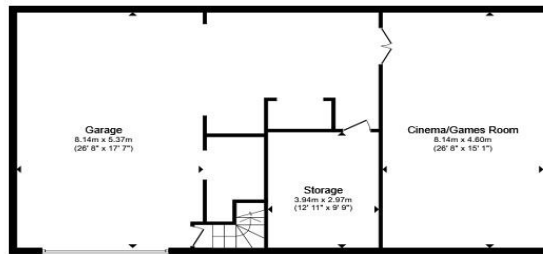
Oaklands Rise, WELWYN

- CHAIN FREE
- Detached House
- Five Bedrooms
- Three Bathrooms
- Garage

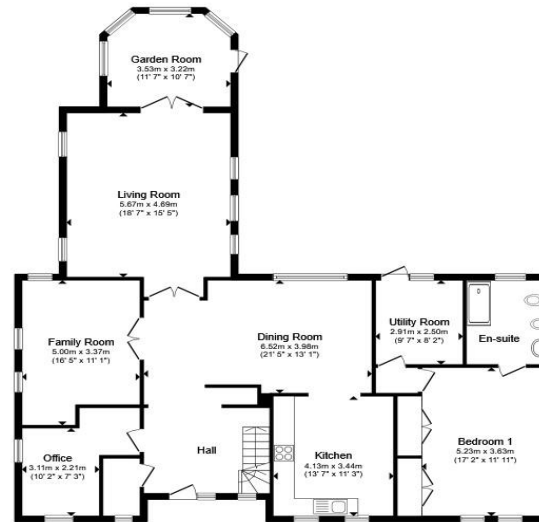
Tenure: Freehold EPC Rating: C
Council Tax Band: G

guide price

£1,250,000



Ground Floor



First Floor



Second Floor

Total floor area 416.4 m² (4,483 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.propertybox.io


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Property Ref:
WGN109442 - 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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