

# High Oaks Road, Welwyn Garden City AL8 7BT

## Offers Over £1,100,000

House - Detached | Freehold
Council: | Council Tax Band: F

4 2 2 EPC C 70

PeterBarry
working harder for you











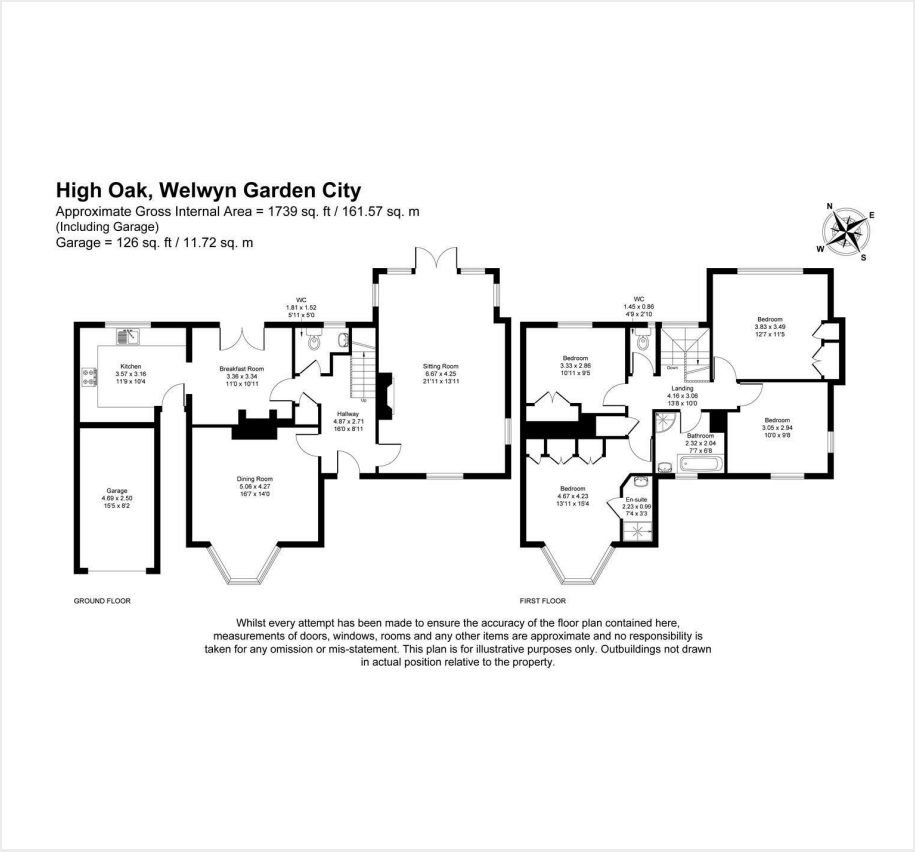






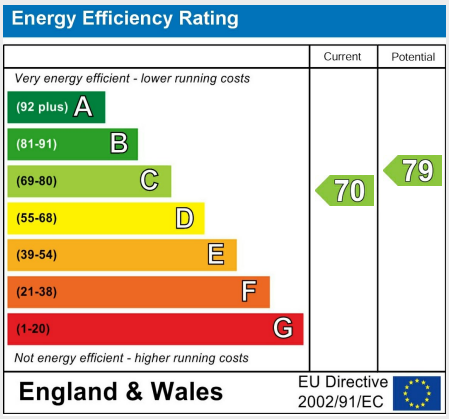
Peter Barry is pleased to bring to the market this distinguished 1920s detached residence, offering four generous double bedrooms and occupying an enviable plot on High Oaks Road, one of Welwyn Garden City's premier West Side addresses. Built in 1926, the house preserves its original period appeal while benefiting from careful modern upgrades, notably a substantial two storey rear addition completed in 2006 that enlarged both the main reception area and the rear guest bedroom. Set behind a wide, landscaped frontage with a double-width drive and secure gated access along both sides, the home is complemented by an unusually broad, private east facing rear garden that enjoys direct sunshine from morning through to early evening. Offering significant scope to extend further across the rear or convert the attached garage (subject to usual consents), this is an ideal long term family home with room to grow.












**How to Make an Offer**
To submit an offer, please email theo.stylianou@pbea.co.uk with the following details (We reserve the right to request further info if required by law).

**Offer Amount (£)** – Confirm the amount you wish to offer.

**Buyer Type** – Confirm whether you are purchasing in your personal name/s or through a company and provide full details

**Mortgage Agreement** – Provide your Agreement in Principle or Mortgage Offer. If you need a mortgage broker, we can recommend one at no charge.

**Deposit Confirmation** – Submit the last three months' bank statements showing the full deposit amount, whether in one or multiple accounts. We reserve the right to request further in if required.

**Identification** – Include your full name as listed on a valid photographic ID (passport, driving license, or other official document).

**Proof of Address** – Supply a document verifying your current address.

**Solicitor Details** – Provide your solicitor's full details, including name, firm address, direct contact number, and email. If you need a solicitor, we can recommend one at no charge.

**Mortgage Broker Details** – Submit your mortgage broker's full details, including name, firm address, direct contact number, and email. If you need a mortgage broker, we can recommend one at no charge.

**AML & Identity Checks** – Confirm when Thirdfort can contact you to process a £65 plus VAT payment and complete electronic identity and Anti-Money Laundering (AML) checks.

**What Are ID & Anti Money Laundering Checks**
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £78 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to us, and is non-refundable. We will receive some of the fee taken by Thirdfort to compensate for its role in the provision of these checks.

**Proof of Funds**
An estate agent may ask for proof of funds at two different stages and for two different reasons. If an estate agent asks for proof of funds before you put an offer in, it may be because they want to make sure you have a genuine interest in the property to avoid any disappointment for the seller. However, you don't have to provide proof of funds before putting an offer in.

**Source of Funds (SOF)**
(SOF) is the process of verifying the origin of a customer's money for a specific transaction. The goal is to ensure that the funds are not from illegal activities.

**Evidence of Property Sale:**
If you intend to use proceeds from an ongoing property sale, you will be required to provide supporting documentation. Acceptable evidence includes a letter from your solicitor, confirmation from your broker, a detailed breakdown of the funds being allocated, and an Agreement in Principle (AIP) covering the remaining balance. Additionally, please provide either written confirmation of the agreed sale price from your estate agent or a copy of the completion statement.

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