

Alexander Bond & Company

Estate Agents | Property Management



Hillside Way, Welwyn, AL6 0TY

Offers In Excess Of £700,000





Hillside Way

Welwyn, AL6 0TY

- Approved Planning Permission
- Extended and Re-Fitted Kitchen
- Separate Dining Room
- Parking for Several Vehicles
- Large Garage
- Four Bedroom Detached
- Spacious Lounge
- Large Garden with Open Aspect
- Utility Room
- Desirable Location

Offers between £700,000 - £725,000 will be considered.

Located in the desirable area of Oaklands, Welwyn a four bedroom detached family home that sits on a good sized plot in a sought after Cul de sac. This property is situated close to the most beautiful open countryside and woodland. The accommodation comprises on the ground floor : A large reception hall, spacious lounge with a fireplace, a re- fitted kitchen/breakfast room with integrated appliances, separate dining room, utility room and a bathroom. On the first floor there are four generous sized bedrooms and a separate WC.

Outside to the front there is plenty of private parking on the blocked paved and gravel driveways. To the rear there is large garden with an open outlook from the rear aspect looking down the garden from the house, a waterfall feature, pond, established trees and an extensive patio area.

The very popular and residential area of Oaklands has a junior/mixed infant school and a parade of shops.



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RECEPTION HALL

Access via a UPVC front door with an opaque leaded light double glazed window, opaque double glazed windows either side of the door, two radiators, wall mounted central heating thermostat and timer, stairs off to first floor.

LOUNGE

27'3" x 12'3" (8.31m" x 3.73m")
Double glazed bay window to front, 'Parquet' flooring, double radiator, open fireplace with a mantle, slate hearth and alcove, double glazed French doors to garden.

DINING ROOM

12'10" x 10'4" (3.91m" x 3.15m")
Double glazed window to front, radiator.

KITCHEN/ BREAKFAST ROOM

16'10" x 10'7" (5.13m" x 3.23m")
A modern re- fitted light grey gloss contemporary style kitchen with handleless doors to the wall and base units, inset one and a half bowl sink unit with drainer and mixer tap, work top surfaces and breakfast bar, built in wine rack, under wall unit down lighting, fitted pan drawers, integrated dishwasher, 'built in 'Bosch' double oven fitted hob, space for a fridge/freezer, pull out recycling waste bins, double radiator, fitted shelves, laminate flooring tiles,

BATHROOM

Opaque double glazed window to rear, shower bath with wall mounted mixer controls and attachment, fitted shower screen, low level WC, hand wash basin, ceramic tiled floor, part tiled walls, fitted shelves. heated towel rail.

UTILITY ROOM

8'3" x 6'7" (2.51m" x 2.01m")
Double glazed door to rear garden, door to garage, work top surfaces, fitted shelves, space for a tumble dryer and frifgevinyl flooring, plumbing for a washing machine,

STAIRS & LANDING

Two loft hatches, radiator.

BEDROOM ONE

12'4" x 9'11" (3.76m" x 3.02m")
Double glazed window to front, radiator, built in eaves cupboards, built in wardrobes.



BEDROOM TWO 12'6" x 11'2" (3.81m x 3.40m")
Double glazed window to rear, radiator, built in eaves cupboards.

BEDROOM THREE 13'10" x 8'9" (4.22m x 2.67m")
Double glazed window to front, built in cupboard, double radiator,

BEDROOM FOUR 11'7 x 8'10" (3.53m x 2.69m")
Double glazed window to rear, radiator.

CLOAKROOM
Opaque double glazed window to rear, low level WC, hand wash basin with cupboard under, radiator, wood effect flooring.

GARAGE 22'2" x 8'1" (6.76m x 2.46m")
Double glazed window to rear, recently installed gas fired boiler approx. 1 year old serving central heating and hot water, 'Heatrae Sadia' stainless steel hot water cylinder, power and light, metal up and over door.

OUTSIDE
Front: Block paved and gravelled driveway providing plenty of private off street parking, outside lighting, electric point, lawn with flower and shrub beds.

Rear: Large garden with extensive patio area, double gated and single gated access to either side of property, established trees, timber shed, pond with rockery and water fall, hedged border to rear, outside lighting.

Anti-Money Laundering Checks
Buyer Verification

Following acceptance of an offer, Alexander Bond & Co is required to carry out identity and Anti-Money Laundering checks on all purchasers.

To complete these checks, we use an independent verification provider. The cost of this service is £35.00 + VAT per person.

This process forms part of our compliance obligations and must be completed before the sale can progress.

Directions

There are excellent rail links in the nearby villages of Digswell (Welwyn North) and Knebworth which are approximately 5 minutes by car. The following information provides guide only and are approximate times : London Kings Cross - 30 minutes by rail via Knebworth - Hertford 6.9 miles - Welwyn Garden City 4 miles - St Albans 12 miles - M25 14 Miles - Luton airport 13.5 miles - Stansted airport - 25 miles - A1M Junction (6) less than a mile away - Heathrow airport (35 miles)





Floor Plans



Viewing

Please contact our Alexander Bond & Co Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

