





Property Description

This property has ownership age restrictions. Residents must be aged 35 years or over. Children under 12 may stay for up to 12 weeks per calendar year, while children aged 12 and over may live at the property without restriction.

Chain free - exclusive private development - Oaklands location

This attractive three bedroom detached home is situated within a highly desirable private cul-de-sac in the sought after Oaklands area of Welwyn. The development is privately maintained by a residents association for a small annual fee and offers a peaceful residential setting.

The property provides spacious and versatile accommodation throughout. A welcoming entrance hall leads into a generous open plan lounge and dining room measuring over 20ft in length, offering an excellent space for both relaxing and entertaining. A feature fireplace provides a focal point while double doors lead through to an impressive conservatory with a tiled roof, creating a bright garden room that can be enjoyed all year round. French doors open onto the rear patio and garden.

The adjoining kitchen offers a range of wall and base units with integrated appliances and access to a useful utility/laundry room with sink and door to the rear garden. A ground floor cloakroom completes the downstairs accommodation.

Upstairs there are three bedrooms, two of which are comfortable doubles. The principal bedroom benefits from its own ensuite shower room, while a family bathroom serves the remaining bedrooms.

Lounge/ Diner

18' 6" x 18' (5.64m x 5.49m)

Kitchen

15' 10" x 8' 2" (4.83m x 2.49m)

Utility Room

8' 2" x 5' 2" (2.49m x 1.57m)

Garage

18' 1" x 8' 10" (5.51m x 2.69m)

Conservatory

16' 5" x 9' 1" (5.00m x 2.77m)

Bedroom 1

14' x 12' 5" (4.27m x 3.78m)

En-Suite

7' 2" x 5' 9" (2.18m x 1.75m)

Bedroom 2

14' 6" x 12' 5" (4.42m x 3.78m)

Bedroom 3

15' 1" x 9' 7" (4.60m x 2.92m)

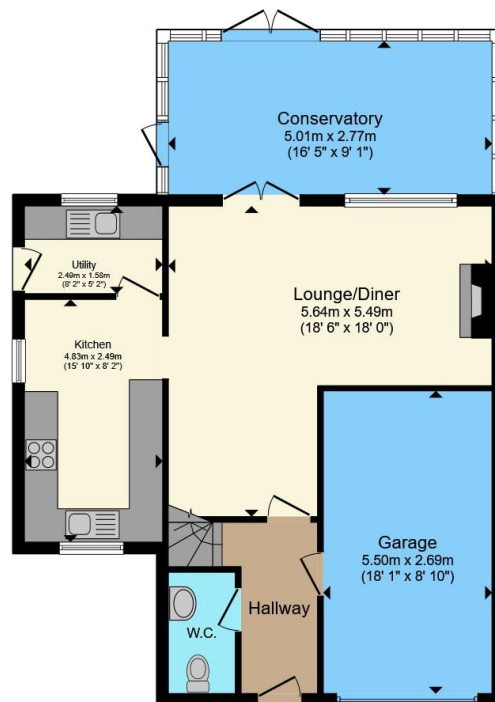
Bathroom

9' 3" x 6' 4" (2.82m x 1.93m)

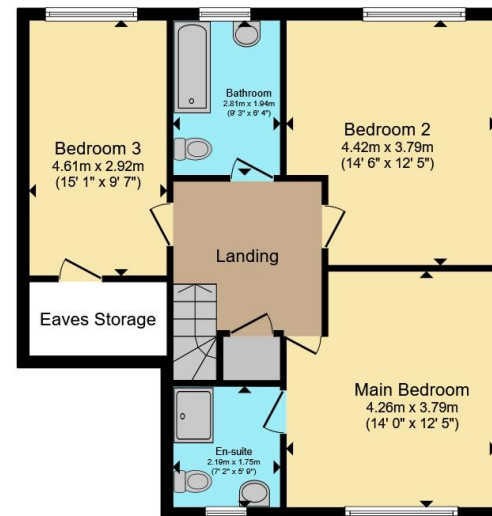








Ground Floor



First Floor

Total floor area 147.7 m² (1,590 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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EPC Rating: D Council Tax
Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/WWY306910



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