

Alexander Bond & Company

Estate Agents | Property Management



The Avenue, Welwyn, Hertfordshire, AL6 0PN

Guide Price £1,100,000





The Avenue

Welwyn, AL6 0PN

- Five Bedroom Detached House Located in a Desirable Location
- Re- fitted Kitchen/ Breakfast Room and Separate Utility Room
- Enuite Shower Room & Family Bathroom
- Downstairs Cloakroom
- Separate Detached Games Room/ Studio / Gym
- Double Garage and Carriage Style Driveway
- Three Spacious Reception Rooms
- Large Southerly Facing Rear Garden with Extensive Patio Areas
- Short Drive to Both Knebworth and Welwyn North Train Stations
- Walking Distance To School and Shops

****Unexpectedly back available**** Alexander Bond & Company are delighted to present for sale the freehold of this impressive five-bedroom detached family home, ideally situated in the highly sought-after Oaklands area of Welwyn. This spacious and well-appointed residence offers an excellent standard of living throughout.

Set on a generous plot, the property benefits from ample off-street parking via an attractive in-and-out carriage driveway.

Upon entering, you are greeted by a bright and spacious reception hall leading to a selection of reception rooms, including a large living room, a generous dining room opening into a conservatory, and a beautifully refitted contemporary kitchen/breakfast room. The kitchen features an extensive range of stylish grey and white high gloss units with integrated appliances, complemented by a separate utility room for added convenience.

Upstairs, a spacious landing gives access to the principal bedroom, which enjoys triple-aspect views and a modern en-suite shower room. There are four further well-proportioned bedrooms and a beautifully refitted family bathroom.

Outside, the rear of the property boasts a delightful south-facing garden with extensive patio area- perfect for outdoor entertaining. A detached games room/gym with en-suite facilities offers flexible use. To the front, the carriage driveway provides substantial private parking for multiple vehicles, in addition to a detached double garage.



RECEPTION HALL

Access via half double glazed front door with double glazed windows either side, stairs off to first floor, radiator, inset ceiling spot lights, wood flooring.

INNER HALL

Wood flooring, inset ceiling spotlights, wall mounted heating controls, radiator.

CLOAKROOM

Double glazed window to front, hand wash basin with mixer tap and cupboard under, low level WC, double radiator, extractor fan, tiled splash backs, ceramic tiled floor.

OFFICE

Double glazed window to front, radiator, wood flooring, fitted shelves.

KITCHEN/ BREAKFAST ROOM

Re - fitted contemporary style kitchen with grey/white high gloss fitted units comprising of an extensive range of cupboards, drawers, pull out units and pan drawers, integrated fridge, fitted breakfast bar, built in wine racks, routed drainer with stainless steel 'Blanco' sink, prestige pull out spray tap, double glazed French doors with double glazed windows either side, inset ceiling spot lights, built in 'Zanussi' double oven, fitted extractor hood, fitted 'Zanussi' induction hob with pan drawers under, integrated 'Kenwood' dishwasher, space for microwave, concealed under wall unit lighting, waste recycling bin, underfloor heating.

UTILITY ROOM

Double glazed window to front, double glazed door to side, fitted work top surfaces with cupboards under, grey acrylic inset sink with prestige pull out spray tap, utility space for American style fridge / freezer, integrated freezer, plumbing for a washing machine, wall mounted 'Vaillant' boiler serving central heating and hot water, wall mounted consumer box.

DINING ROOM

Wood flooring, inset ceiling spot lights, double radiator, glazed double doors to lounge, opening to conservatory.

CONSERVATORY

Double glazed windows and doors looking onto rear garden, two double radiators, wood flooring.

LOUNGE

Double glazed French doors opening onto garden, double glazed window, inset ceiling spot lights, wall light points, two double radiators, fitted shelves.

LANDING

Double glazed window to front, built in eaves cupboard.

MASTER BEDROOM

Triple aspect double glazed windows, radiator with cover, range of fitted wardrobes, inset ceiling spot lights, wall light points.





INNER LANDING AREA

Inset ceiling spot lights, Velux sun tunnel.

ENSUITE SHOWER ROOM

Fitted double shower cubicle with sliding door, overhead rainfall shower, wall mounted mixer control and shower attachment, low level WC, large wash hand basin with mixer tap and drawers under, wall mounted mirror with sensor controlled light, grey laminate wood flooring, extractor fan, inset ceiling spotlights,

BEDROOM TWO

Double glazed window, built in cupboard, radiator, loft hatch.

BEDROOM THREE

Double glazed window, double radiator.

BEDROOM FOUR

Double glazed window, double radiator,

BEDROOM FIVE

Double glazed window, built in eaves cupboard, radiator.

FAMILY BATHROOM

Modern white bathroom suite comprising of a fitted bath with marble effect surround, side mounted chrome antique style mixer tap with shower attachment, low level WC, fitted rainfall over shower head with mixer controls and shower attachment, twin hand wash basins with cupboards under, heated towel rail, extractor fan, shaped mirror, fitted marble effect wall screen.

DETACHED ANNEXE/ SUMMER HOUSE

Double glazed windows and doors, wooden ceiling beams, power & light, wall light point, fitted shower cubicle, low level WC.

OUTSIDE

FRONT

An extensive semi circular in and out carriage style driveway providing private parking for numerous vehicles, outside lights, hedged borders, gated access to garden, established trees.

REAR

Large southerly facing garden with two extensive separate patio areas, steps up to a lawn, fenced borders, outside tap, gated access to front, timber shed, brick retaining wall with steps up to a further patio area.

DOUBLE GARAGE

Twin electronically operated roller doors, power and light, overhead storage space, double glazed door to side.

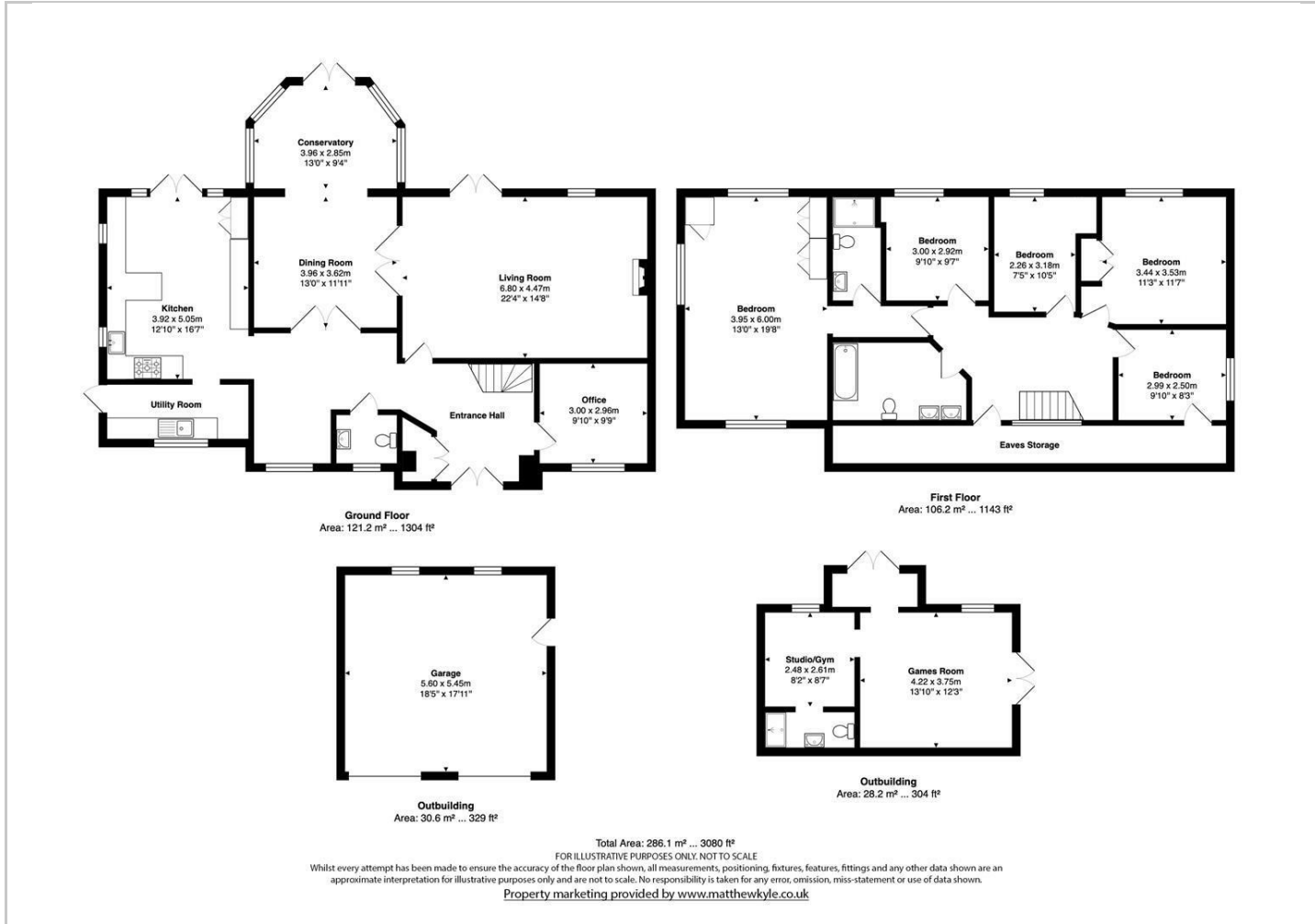
Directions

The Avenue is perfectly positioned within the desirable Oaklands area of Welwyn, just a short distance from local shops and the JMI School. Scenic countryside walks are close by, including Mardley Heath Nature Reserve and Harmer Green Woods. The A1(M) (Junction 6) offers excellent road connections, while a wider range of shopping and leisure facilities can be found in nearby Welwyn Garden City. Welwyn North mainline railway station provides convenient access to London and beyond.





Floor Plans



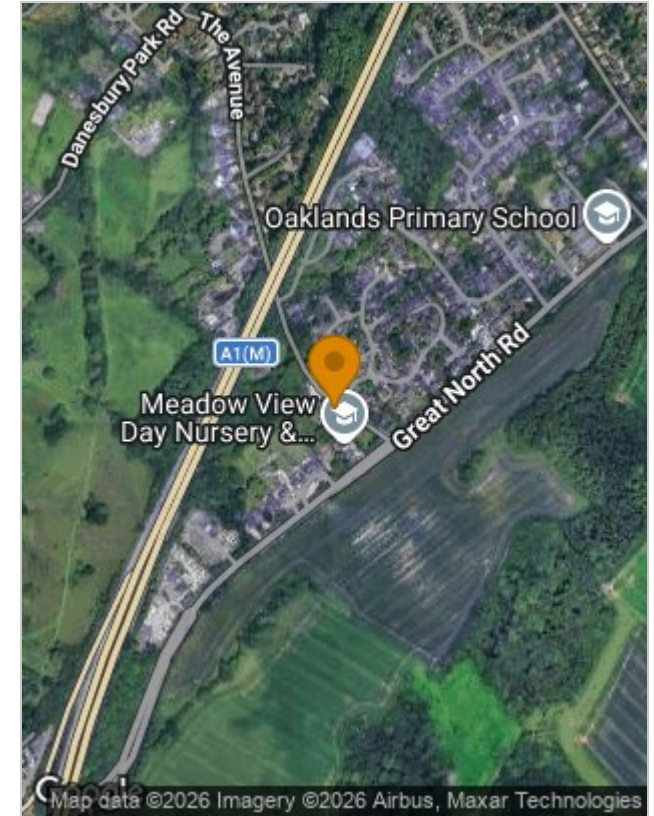
Viewing

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

