

# Alexander Bond & Company

Estate Agents | Property Management



Copper Beeches, Welwyn, Hertfordshire, AL6 0SS

Guide Price £800,000



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# Copper Beeches

Welwyn, AL6 0SS

- Five Bedroom Detached House
- Chain Free
- Double Garage and Private Parking
- Large South Facing Plot
- Excellent Condition Throughout
- Spacious Open Plan Kitchen/ Diner
- Boot Room with Under Floor Heating
- Ensuite Shower Room
- Located Close to Highly Regarded Schools
- Desirable Oaklands Area of Welwyn

Sitting on a large south-facing plot, this beautifully presented chain-free five-bedroom detached house is located in the desirable Oaklands area of Welwyn. The current owners have lived in this immaculate home for several years and have tastefully improved the property throughout their time here.

This wonderful home offers an excellent standard of living accommodation and comprises, on the ground floor:

A spacious and welcoming reception hall, a downstairs cloakroom, a modern open-plan kitchen/dining room with a range of integrated appliances and an island bar, a separate lounge with doors opening onto the rear garden, and a boot room.

Upstairs, there are five good-sized bedrooms, including a huge master bedroom with an en-suite shower room and fitted bedroom furniture. The family bathroom has been recently modernised and features a contemporary white suite, a rainfall-style shower, and complementary tiling.

Outside, to the front, there is a driveway providing access to the double garage and side access leading to a well-maintained south-facing rear garden. There is also an additional garden area with further potential.

Copper Beeches is situated in the sought-after Oaklands area of Welwyn, within easy reach of the local shopping parade and the JMI School. Beautiful countryside walks are close by, including Mardley Heath and Wood Nature Reserve and Harmer Green Woods. The A1(M) (Junction 6) is nearby, and more extensive shopping and leisure amenities are just a short drive away in Welwyn Garden City. Welwyn North mainline railway station is also within easy reach.



## LARGE RECEPTION HALL

Access via modern contemporary style front door, stairs off to the first floor, two built in cupboards, wooden flooring, radiator.

## CLOAKROOM

Opaque double glazed window to front, hand wash basin with mixer tap, low level WC, part tiled walls, inset ceiling spot light, radiator, wood flooring.

## LOUNGE

22'7" x 10'9" (6.88m" x 3.28m")  
Georgian style double glazed window, Georgian style double glazed doors opening onto rear garden, two double radiators, three wall light points,

## KITCHEN / DINING ROOM

24'1" x 22'3" (7.34m" x 6.78m")  
Georgian style double glazed doors opening onto rear garden, Georgian style double glazed windows to rear garden, Island bar with granite effect work top, cupboards and drawers under, further granite effect work tops surfaces with cupboards and drawers under, pull out drawers, fitted pan drawers, stainless steel sink unit with drainer and mixer tap, two integrated 'Bosch' dishwashers, stainless steel range cooker with a fitted cooker hood over, stainless steel splash back panel, integrated fridge/ freezer, concealed under wall cupboard lighting, ceramic tiled flooring, part tiled walls, inset ceiling spotlights, Opaque double glazed door to side.

## BOOT ROOM

16'3" x 6'8" (4.95m" x 2.03m")  
Tiled floor with underfloor heating, inset ceiling spot lights, UPVC double glazed door.

## STAIRS & LANDING

Access to insulated and boarded loft with a drop down ladder.

## BEDROOM ONE

22'3" x 10'7" (6.78m" x 3.23m")  
Dual aspect Georgian style double glazed windows to front and rear, range of fitted wardrobes, radiator.

## ENSUITE SHOWER ROOM

Fitted double shower enclosure shower mixer, attachment and overhead rainfall shower, his and hers hand wash basins with cupboards under, low level WC with concealed cistern, heated towel rail, inset ceiling spotlights, ceramic tiled floor, fully tiled walls, shaver point, opaque Georgian style double glazed window.

## BEDROOM TWO

13'1" x 10'7" (3.99m" x 3.23m")  
Georgian style double glazed window to rear, radiator.





**BEDROOM THREE** 10'8" x 10'7" (3.25m" x 3.23m")

Georgian style double glazed window to front, radiator.

**BEDROOM FOUR** 11'3" x 7' (3.43m" x 2.13m )

Georgian style double glazed window to front, radiator.

**BEDROOM FIVE** 8'2" x 8' (2.49m" x 2.44m)

Georgian style double glazed window to front, built in cupboard, radiator.

**FAMILY BATHROOM**

Fitted panelled bath with mixer tap and shower controls, attachment and rainfall shower, fitted shower screen, low level WC, hand wash basin, heated towel rail, inset ceiling spot lights, ceramic tiled floor, fully tiled walls.

**DOUBLE GARAGE** 17'4" x 16'3" (5.28m" x 4.95m")

Twin metal up and over doors, power and light, personal door to boot room, cold water tap, over head storage on rafters.

**OUTSIDE**

Front: Tarmac driveway providing private parking, canopy porch, outside light, charging point for electric vehicles, gated to side, hedged borders.

Rear: Good sized south facing plot with lawn, picket cottage style fencing, patio area with an additional circular patio, path at side leading to front gate, raised borders with flowers and shrubs, outside tap, outside lighting, close board fencing timber shed and slate bedding, gate leading down to a further extensive garden area with established trees.

**Buyer Information**

To comply with UK Anti-Money Laundering (AML) regulations, Alexander Bond & Co is required to verify the identity of all prospective buyers once an offer has been accepted. We use a third-party service, Identity Verification System, to carry out this process. There is a nominal fee of £35.00 per person, plus VAT, for this service.

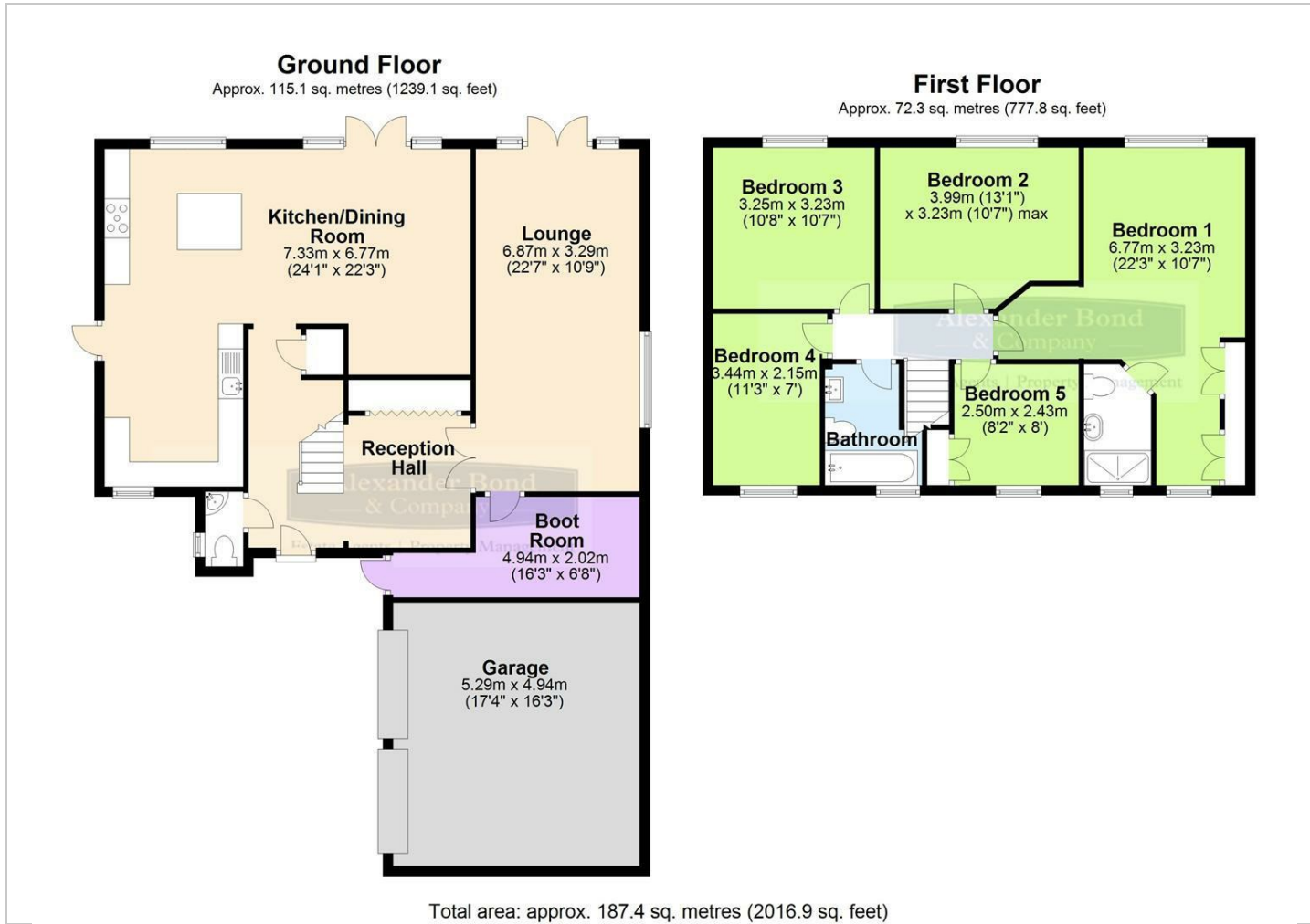
**Directions**

The following times and distances are approximate as a guide only: London Kings Cross rail network (32 mins twice hourly and 17 mins direct to/from Kings Cross during rush hour). Trains also run Northbound to Cambridge (55 mins direct) - Hertford (The county town) 6.8 miles - historic St Albans just over 14 miles - M25 14 Miles - Luton airport just over 14 miles - Stansted airport (27 miles) - A1M Junction (6) less than three minutes away.





## Floor Plans



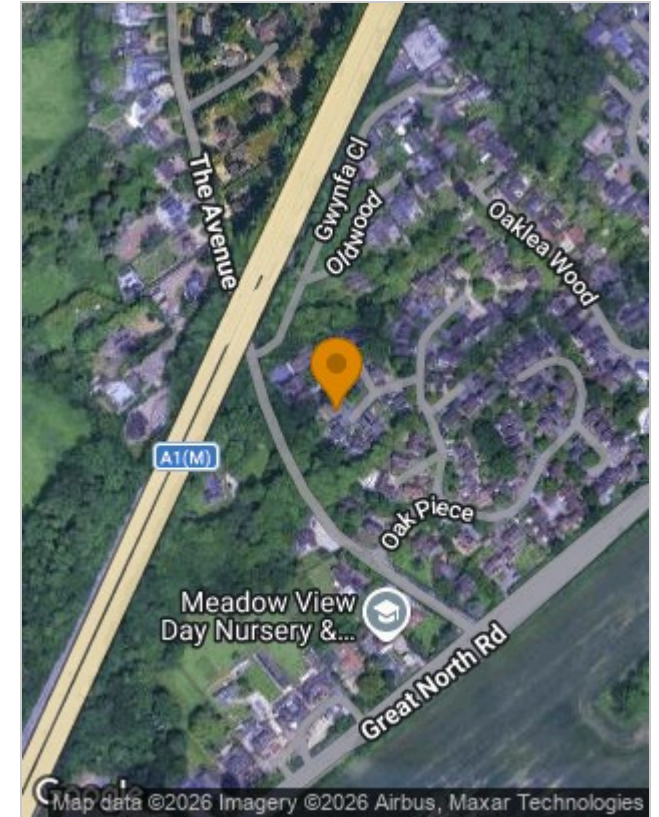
## Viewing

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.

The Old Estate Office, Pondcroft Road, Knebworth, Hertfordshire, SG3 6DB  
Tel: 01438 811511 Email: [sales@abcproperties.co.uk](mailto:sales@abcproperties.co.uk) <https://www.abcproperties.co.uk>

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	75	
(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	

