



18 De Soissons Close, West Side, Welwyn Garden City, AL8 6YX
Guide price £475,000



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IMMACULATE THREE BEDROOM SEMI DETACHED HOME WITHIN WALKING DISTANCE OF RENOWNED SCHOOLING, THE TOWN CENTRE AND MAINLINE STATION

This semi detached home is situated in a modern development in a popular West Side location within walking distance of renowned schooling, the town centre with a wide range of facilities and mainline railway station. The accommodation is immaculately presented throughout and set over three floors. Comprising entrance hall, cloakroom, kitchen/breakfast room with integrated appliances, living/dining room with doors to the garden, three bedrooms, an en suite to the master and Jack & Jill bathroom. Outside is a garage and driveway providing off road parking to the front and a low maintenance enclosed rear garden.

THE AREA

Situated in a sought after West Side location within close walking distance of Welwyn Garden City town centre which offers a wide range of amenities and shops including John Lewis, Waitrose, Marks & Spencer and Debenhams. Also in the town centre is a mainline railway station with fast and frequent services into London Kings Cross and Moorgate. Providing good transport links via road is the A1(M) which is within easy access. Renowned local primary and secondary schooling, Gosling Sports Park, local sports clubs and The Campus West for entertainment, theatre, cinema and library are all within walking distance.

FRONT DOOR OPEN TO:

ENTRANCE HALL

Wooden flooring. Alarm panel. Staircase to the first floor. Access to:

CLOAKROOM

Comprising low level wc and pedestal wash hand basin.

KITCHEN/BREAKFAST ROOM 17'2" x 7'6" (5.23m x 2.29m)

Modern kitchen fitted with a selection of wall and base units with worktops over and tiled splashbacks. 1½ bowl stainless steel sink and drainer. Siemens electric oven with four ring gas hob and stainless steel

extractor. Integrated appliances including fridge/freezer, dishwasher and washer/dryer. Tiled flooring. Bay window to the front.

LIVING/DINING ROOM 21'7" x 14'7" (6.58m x 4.45m)

Wooden flooring. Windows and patio doors to the rear garden.

FIRST FLOOR

LANDING

Airing cupboard. Staircase to the second floor. Window to the front. Access to:

BEDROOM TWO 14'6" x 9'8" (4.42m x 2.95m)

Windows to the rear. Door to Jack & Jill bathroom.

BEDROOM THREE 9'3" x 7'9" (2.82m x 2.36m)

Currently used as a dressing room. Window to the front.

BATHROOM

Comprising low level wc, pedestal wash hand basin and enclosed panel bath with shower over. Part tiled walls. Window to the side.

SECOND FLOOR

BEDROOM ONE 15'11" x 14'2" (4.85m x 4.32m)

Built in wardrobe. Dual aspect with window to the front and porthole window to the side. Door to:

EN SUITE

Comprising low level wc, pedestal wash hand basin and shower cubicle. Tiled walls.

OUTSIDE

FRONT

Footpath to the front door with covered storm porch. Hedged boundaries. Gated side access to the rear. Driveway to the side, leading to:

GARAGE

Power and lighting. Up and over door to the front.

REAR GARDEN

Low maintenance enclosed rear garden paved with natural stone. Planted borders. Fenced and walled boundaries. Gated side access to the front. Security lighting.

FURTHER INFORMATION

Council tax band: E

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

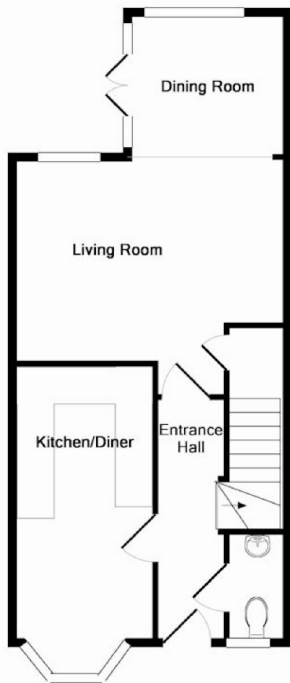
MORTGAGE REQUIRED?

Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.

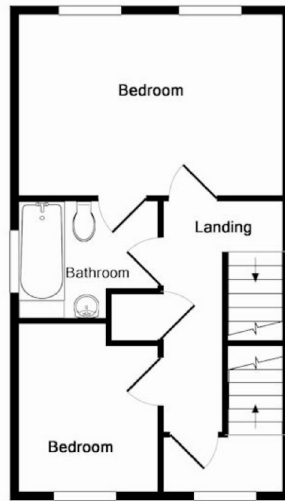




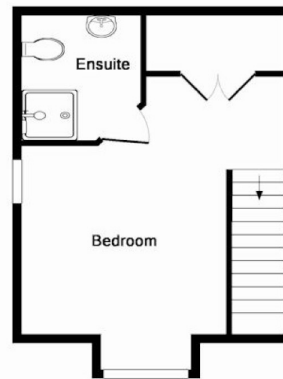




Ground floor
Approx. Floor Area 41.6 Sq.M. (448 Sq.Ft.)



1st floor
Approx. Floor Area 34.5 Sq.M. (372 Sq.Ft.)



2nd floor
Approx. Floor Area 24.1 Sq.M. (260 Sq.Ft.)

Total Approx. Floor Area 100.3 Sq.M. (1079 Sq.Ft.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate



18, De Soissons Close, WELWYN GARDEN CITY, AL8 6YX

Dwelling type: Semi-detached house Reference number: 0049-2867-7389-9406-4331
Date of assessment: 03 August 2016 Type of assessment: RdSAP, existing dwelling
Date of certificate: 03 August 2016 Total floor area: 76 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

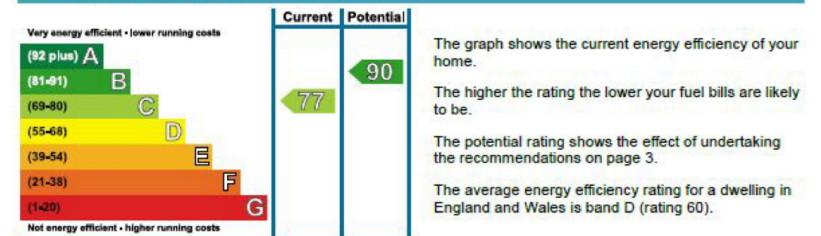
Estimated energy costs of dwelling for 3 years:	£ 1,527
Over 3 years you could save	£ 147

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	
Heating	£ 987 over 3 years	£ 996 over 3 years	
Hot Water	£ 369 over 3 years	£ 213 over 3 years	
Totals	£ 1,527	£ 1,380	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Solar water heating	£4,000 - £6,000	£ 147	✓
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 852	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.

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