



Pretty 4 bedroom detached house

19 Oak Piece, Oaklands, Welwyn, AL6 0XE



19 Oak Piece, Oaklands, Welwyn, AL6 0XE

This attractive 4 bedroom link detached family house is situated in an elevated position in a highly regarded turning, within easy reach of the local shopping parade and JMI schooling. The accommodation benefits from double glazing and gas heating to radiators throughout and comprises: Entrance lobby, cloakroom, spacious lounge, separate dual aspect dining hall, fitted kitchen/breakfast room, en suite shower room & family bathroom. Outside there is a well stocked tiered rear garden with patio, front garden with driveway & tandem garage.

The area of Oaklands is situated just north east of Welwyn village & enjoys wonderful bordering woodland along with some fine country walks. With excellent quality housing stock & a number of private residential turnings, the area boasts a parade of shops that include a sub post office, general convenience store, flower shop, butcher & junior/mixed infant school. The picturesque village of Welwyn is steeped in history & just over a mile away. Located on the banks of the river Mimram, the village comprises some great pubs, good restaurants, historic cottages, a hidden manor house, ancient ford, the Old Roman Baths & independent baker. Welwyn Garden City is approximately 4 miles south & has a number of leisure facilities, large shopping centre & a John Lewis department store.

The area has excellent road and rail links in the nearby villages of Knebworth & Digswell which are approximately a 5 minutes car journey away.

Price £540,000 Freehold



Proximity

(All times and distances are approximate as a guide only)
London Kings Cross (Journey time approx 30 minutes) - Welwyn Village just over 1 mile - Welwyn Garden City 4 miles
Hertford (The county town) 6.8 miles - St Albans just over 12 miles
- M25 14 Miles - Luton airport is just over 12 miles
A1M Junction (6) is less than a mile away - Stanstead airport (27 miles approx 45 mins) - Heathrow airport (37 miles approx 45 mins)

The accommodation is arranged as follows

½ glazed front door to:

Entrance lobby 6'7 x 2'12 (2.01m x 0.91m)

With window to side, radiator, coving to ceiling, dado rail and doors to:

Cloakroom

Fitted with a coloured suite comprising low level WC and pedestal wash handbasin with chrome taps and tiled splashback. There is coving to ceiling, radiator and opaque window to front.

Dining hall 16'6 x 11'6 (5.03m x 3.51m)

A lovely bright dual aspect room with windows to front and side, coving to ceiling, radiator, telephone point, useful understairs cupboard and doors to:

Kitchen/breakfast room 16'5 x 8'7 (5.00m x 2.62m)

Fitted with a range of cream wall and base units with oak effect working surfaces above, tiled splashbacks and inset stainless steel single drainer sink with chrome mixer tap. Appliances include Bosch stainless steel split level oven, 4 ring gas hob and chimney style extractor fan together with space for washing machine, tumble dryer, dishwasher and fridge freezer. There are ceramic floor tiles, windows to front and side, coving to ceiling, wall mounted gas boiler providing for heating and domestic hot water and stable door to rear garden.

Sitting room 20'7 x 11'9 (6.27m x 3.58m)

A good size room with window to the rear and patio doors to the garden. There is an attractive old stock brick fireplace with inset coal effect gas fire and quarry tiled hearth, coving to ceiling, 2 radiators and TV aerial socket.

STAIRCASE FROM DINING HALL TO FIRST FLOOR



Landing

½ landing with window to side leading to landing with attractive timber balustrade, hatch to part boarded loft with light and pull down ladder, airing cupboard housing hot water cylinder, coving to ceiling and doors to:

Bedroom 1 11'3 (to w/robes) x 8'8 (3.43m (to w/robes) x 2.64m)

A double room with window to rear, radiator, fitted wardrobes, coving to ceiling and bi fold door to:

En-suite shower room

Recently fitted with a modern white suite comprising shower cubicle with glass door and chrome wall mounted shower, concealed cistern low level dual flush WC and wash handbasin inset into walnut effect vanity cupboard with chrome taps. There is chrome ladder style heated towel rail, wall mounted mirror fronted cabinet with inset shaver socket and light, inset ceiling spotlights, fully tiled walls and ceramic floor tiles.

Bedroom 2 10'8 x 10'2 (3.25m x 3.10m)

Another double room with windows to side and front, coving to ceiling and radiator.

Bedroom 3 10'2 x 9'6 (3.10m x 2.90m)

With window to front, coving to ceiling, radiator and telephone point.

Bedroom 4 11'10 x 6'10 (3.61m x 2.08m)

With coving to ceiling, radiator, window to rear and telephone point.

Bathroom 7'9 x 5'10 (2.36m x 1.78m)

Fitted with a coloured suite comprising bath with glass folding shower screen, chrome taps and wall mounted power shower, low level WC and pedestal wash handbasin with chrome taps. There is a window to the side, radiator, fully tiled walls and vinyl flooring.

Outside



Rear garden

This pretty mature tiered rear garden has a paved patio immediately to the rear of the property with attractive water feature and steps up to a further paved seating area and lawn. There are well stocked borders planted with a variety of shrubs including Hebe, Heather, Rose, Fuschia and Hydrangea together with a variety of perennials. The garden is bound by trellis topped timber fencing and there is a shingled area to the side of the property with outside tap, timber garden shed and gate to the front garden.

Front garden

With well stocked borders of Yew, Hebe and Roses together with a lawn and mature Oak trees. There is security lighting.

Garage & driveway parking

Tandem garage with up and over door, light and power and personal door and window to rear garden. There is additional driveway parking for 2 vehicles.

Viewing Information

BY APPOINTMENT ONLY THROUGH PUTTERILLS OF HERTFORDSHIRE, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED, 01438 817007.

Disclaimer

Putterills endeavour to maintain accurate depictions of properties in virtual tours, floor plans and descriptions, however, these are intended only as a guide and intended purchasers must satisfy themselves by personal inspection.







You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



123 London Road, Knebworth, Hertfordshire, SG3 6EX
01438 817007
www.putterills.co.uk

