

Orchard Road
Tewin, Hertfordshire, AL6 0HN
Price £2,500,000 Freehold

STATONS

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Bedrooms 5 | Bathrooms 5 | Receptions 3





40 Orchard Road
Tewin, Hertfordshire
AL6 0HN



This outstanding family home has been remodelled and refurbished to a high specification throughout and sits centrally on a secluded gated one acre plot with countryside views to the rear.

To the ground floor there is a spacious reception hall with doors leading to lounge, study, open planned kitchen/family room with separate utility room and cinema room/playroom. On the first floor there are five double bedrooms all with luxury en-suite facilities.

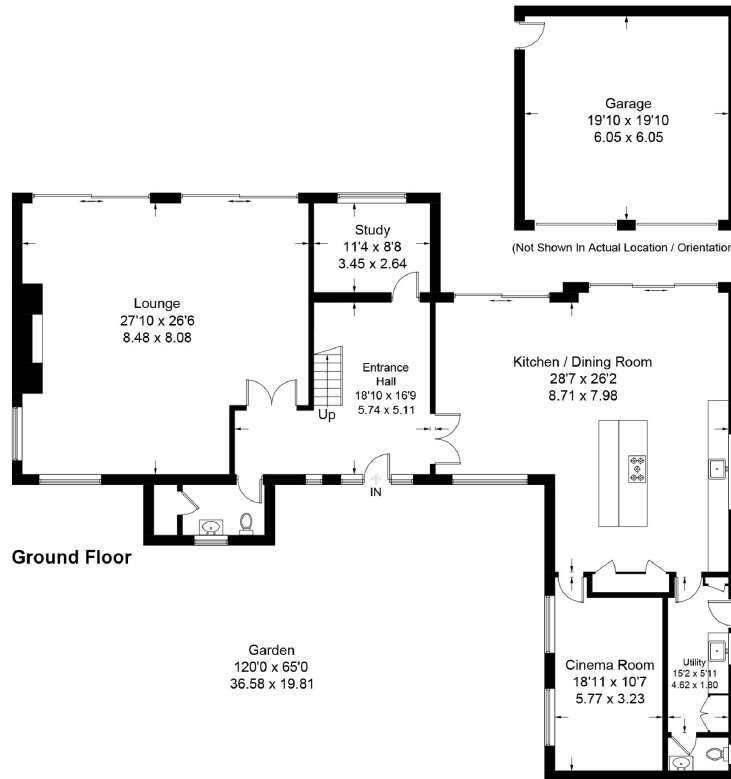
Externally the property benefits from seclude gated entrance with a sweeping gravel drive with parking for several cars and a detached double garage which provides additional parking and storage. The gardens wrap around the property and extend to approximately one acre.

Tewin village is a sought-after and rural location. There is a village store one mile away at Tewin, there are more extensive facilities in Welwyn Garden City which lies 4 miles to the South. For those wishing to commute, Welwyn North Station is under 2 miles away offering a fast and frequent service into King's Cross, from as little as 19 minutes. Junction 6 of the A1(M) is about 2 ½ miles away at Welwyn Village.





Ground Floor = 2,125 sq ft / 197.4 sq m
 First Floor (Excluding Void) = 2,067 sq ft / 192.0 sq m
 Garage = 400 sq ft / 37.2 sq m
 Total = 4,592 sq ft / 426.6 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate.
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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