



PUTTERILLS

est. 1992

10 Oakhill Drive, Welwyn, AL6 9NW

Guide price £925,000

DETACHED RESIDENCE OCCUPYING A LARGE PLOT WITH ADDITIONAL GATED ACCESS TO YOUR VERY OWN ACRE PLOT OF WOODLAND

Situated within one of Welwyn village's most prestigious roads, occupying a generous plot (approximately 0.5 acre) and with an additional sizable plot of woodland and amenity land directly to the rear is this spacious three bedroom detached residence. The accommodation comprises a grand entrance hall with parquet flooring, dual aspect sitting room with multifuel burner, three good sized bedrooms with an en-suite to the master and additional family bathroom. Further benefits include a stunning 28ft open plan kitchen/dining room, separate utility room and a boot room. Externally this property really doesn't disappoint, with ample parking directly to the front leading to a larger than average double garage. To the rear is a great plot providing a large patio seating area, laid to lawn areas with well stocked borders and a fully functional vegetable and fruit garden. A quality greenhouse and useful sheds are included. From the rear garden, a gated access leads to your very own bluebell wood that slopes down to the River Mimram. A walk beside the river leads to a further grassed area where a summer house is situated. The vendors obtained planning permission to replace the existing dwelling with a large four bedroom, four bathroom, detached property with double garage; however these plans have now elapsed but we're confident the local authority would approve these or similar. Further plans and documentation are available on request.







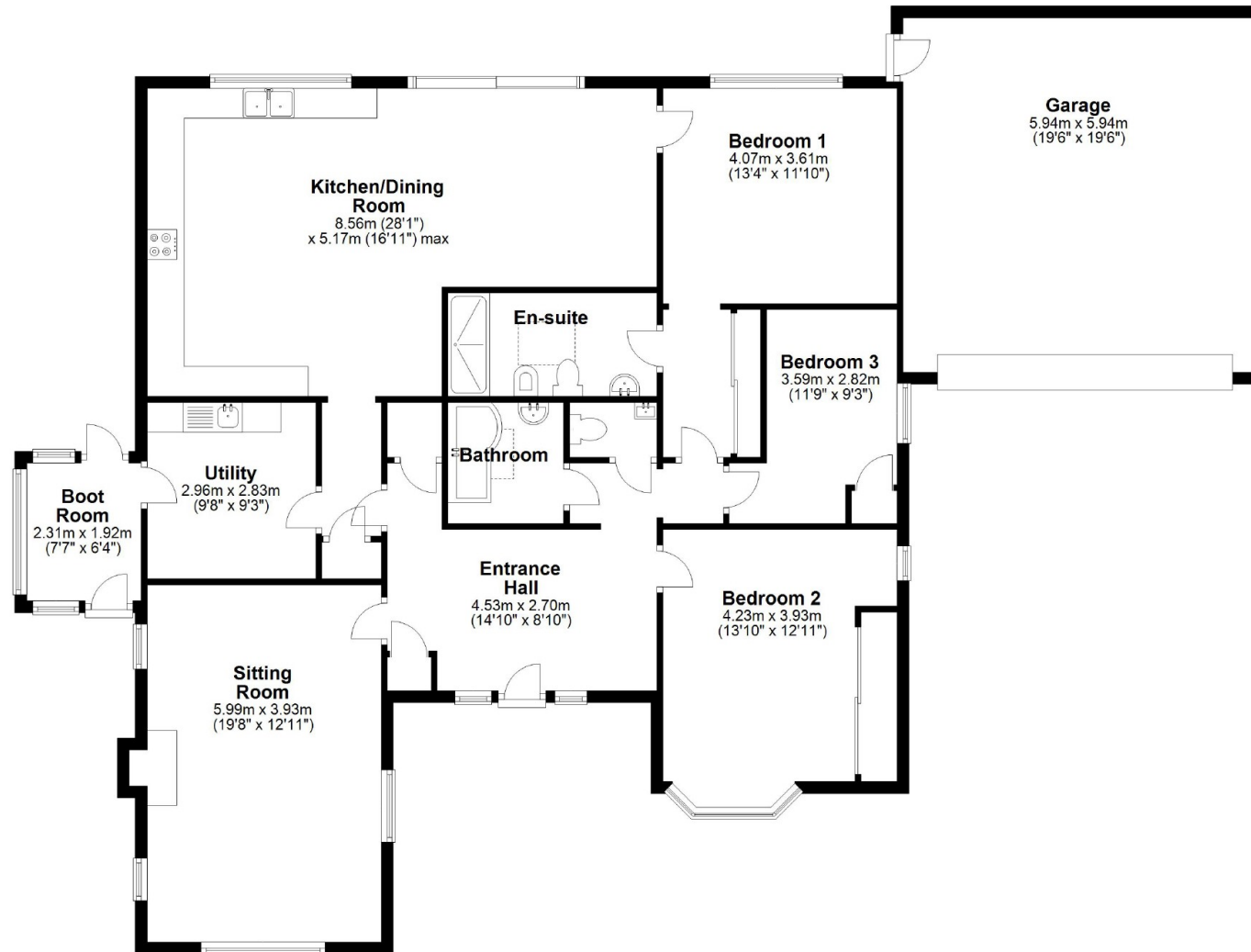






Ground Floor

Approx. 190.3 sq. metres (2048.7 sq. feet)



Total area: approx. 190.3 sq. metres (2048.7 sq. feet)



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