



5, Chestnut Walk

Welwyn,
Hertfordshire, AL6 0SB
Guide Price £950,000

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properties

A Nicely presented and extremely deceptive detached family house offering sizeable accommodation to include 4 double bedrooms (3 with en-suites), 3 reception rooms, modern kitchen and separate utility, large hall and landing, garden and parking for 6 cars in a popular semi rural location. The house was designed by the present owners to create a Cottage style with intergrated beam work and herringbone brick work. It includes a large reception hall in the centre of the house off which all the ground floor rooms lead. A high-quality oak floor covers the hall, family room, study and cloakroom and the main sitting room as an impressive Inglenook style fireplace with fitted wood burning stove. The kitchen has been extended to include a large double-glazed dining area with attractive circular bay and large roof lantern flooding the room with light, double doors lead onto a patio and overlooks the rear garden.

- Three reception rooms
- Westerly facing garden
- Deceptively spacious accommodation
- Four double bedrooms three with en-suites plus family bathroom
- Feature Kitchen/dining room
- Quiet location
- Cottage design
- Garage and hard standing for up to six vehicles



Ground floor

Reception Hall

Solid entrance door giving access to reception hall. Oak floor, understairs cupboard, radiator.

Cloakroom

Wc and wash hand basin, towel rail, tiled floor and walls.

Family room/ground floor bedroom

12' 6" x 10' 2" (3.81m x 3.10m) Oak floor, window to front, radiator.

Gym/Playroom

10' 11" x 10' 9" (3.33m x 3.28m) Oak floor, window to front, radiator.

Reception Room/Lounge

16' 1" x 14' 3" (4.90m x 4.34m) Feature inglenook style fireplace with solid fuel burner, french doors to garden, radiator.

Kitchen/Dining Room

30' 2" x 13' 3" (9.19m x 4.04m) max Full range of base and eye level cupboards, incorporating fitted appliances including Range with five ring hob with extractor over, ovens below, integrated dishwasher, dresser style eye level units with under unit lighting, all complimented with granite work surfaces. Integrated sink unit, down lighters, wood style floor. The kitchen intercommunicates with the conservatory/dining area with views over the garden, orangery style roof, radiator, french doors to garden.

Utility Room

6' 8" x 4' 8" (2.03m x 1.42m) Range of base and eye level cupboards, plumbing for washing machine.



First floor

Landing

Spacious landing with window to front.

Master Suite

16' 2" x 11' 5" (4.93m x 3.48m)

Bedroom with range of fitted wardrobes with matching drawers, window to front, radiator.

En suite shower room

With Shower cubicle, pedestal wash basin, wc, tiled floor, heated towel rail, high level window.

Bedroom Two

16' 2" x 12' 6" (4.93m x 3.81m)

Window to rear, radiator.

Ensuite shower room

Shower cubicle, wc, pedestal wash basin, high level window, tiled floor.



Bedroom Three

11' 11" x 11' 3" (3.63m x 3.43m) Built in wardrobes, window to front, radiator.

En Suite Shower room

With shower cubicle, wash basin, wc, radiator, high level window.

Bedroom Four

11' 11" x 11' 3" (3.63m x 3.43m) Range of fitted cupboards, radiator, window to front.

Family Bathroom

Suite comprising roll top bath, pedestal wash hand basin, wc, tiled surrounds, heated towel rail, tiled floor and walls.

Outside

Front of House

To the front of the house, the area is laid to provide hard standing for up to six vehicles, access at side to garage, access to other side to rear garden.

Garage

20' 4" x 8' 4" (6.20m x 2.54m) Single garage with up and over door, personal door to rear.

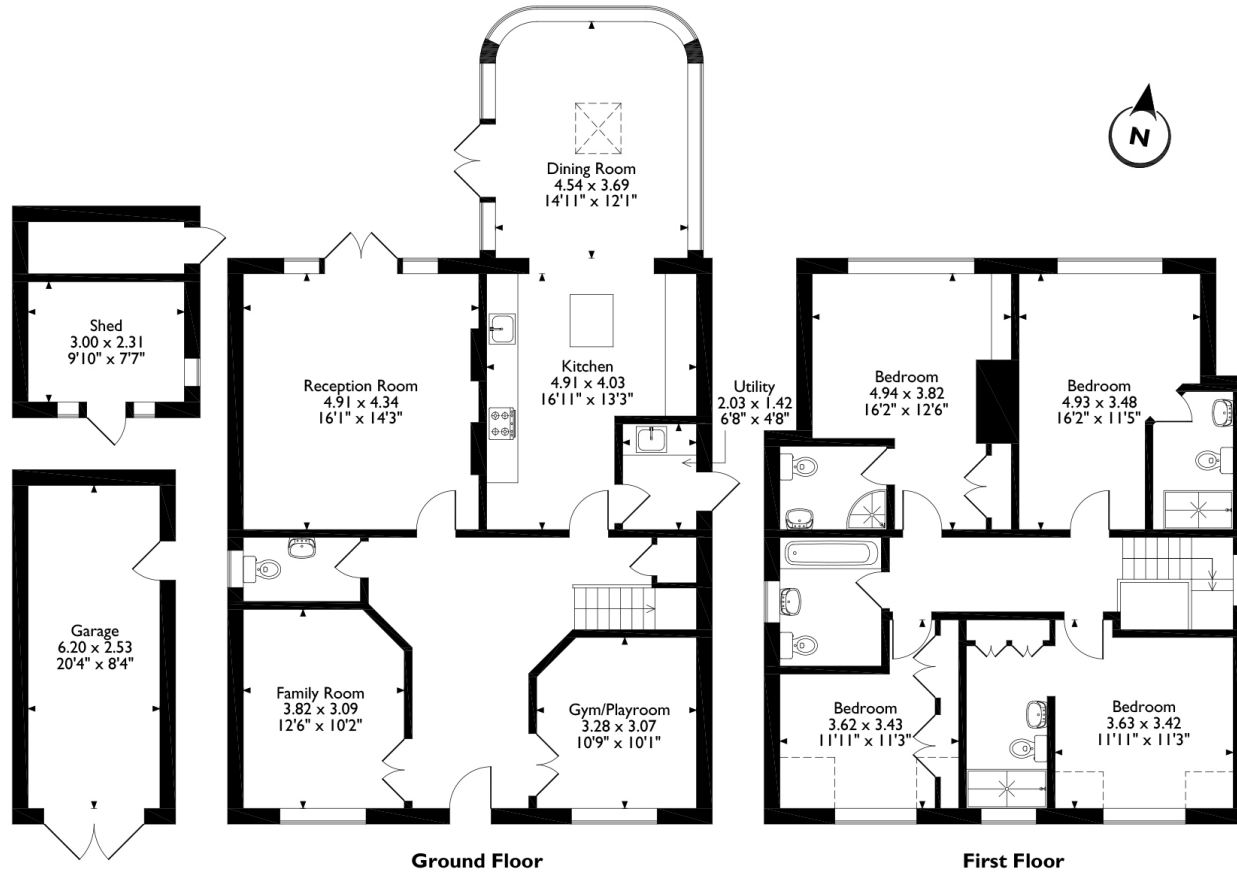
Rear Garden

The westerly facing rear garden is a particular feature with extensive raised terrace, lower terrace, lawn, shrubs, borders, close interwoven fencing, mature trees, summer house/shed.





5 Chestnut Walk, Welwyn, Hertfordshire
 Approximate Gross Internal Area
 Main House = 190 Sq M/2045 Sq Ft
 Garage/Outbuilding = 26 Sq M/280 Sq Ft
 Total = 216 Sq M/2325 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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