



108, Oakdale

Welwyn Garden City,
Hertfordshire, AL8 7QX
£1,800 pcm

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properties

Available Now!! Situated in a highly sought after Westside location, this well presented home has recently been redecorated and re-carpeted throughout. The property offers a modern open-plan kitchen, a bright conservatory, and a low maintenance rear garden complete with a large shed. Conveniently located close to well regarded schools and local amenities, with on street parking available, this property is ideal for tenants seeking both comfort and convenience.

- AVAILABE NOW
- SOUGHT AFTER WESTSIDE LOCATION
- RECENTLY DECORATED AND RECARPETED
- ON STREET PARKING
- LOW MAINTENACE GARDEN WITH LARGE SHED
- CONSERVATORY
- OPEN PLAN KITCHEN
- CLOSE TO GOOD SCHOOLS AND LOCAL AMENITIES

Ground Floor

Entrance Hall

A bright and welcoming entrance with carpeted stairs rising to the first floor and stylish wooden flooring. The layout has been thoughtfully redesigned to create an open plan feel.

Kitchen

A well appointed kitchen fitted with a wide range of wall and base units with modern grey frontages. Freestanding electric oven with grill and extractor hood over, alongside space for a washing machine, tumble dryer and freestanding fridge freezer. A 1½ stainless steel sink with chrome mixer tap sits beneath a double-glazed uPVC window overlooking the garden. Finished with a glass mosaic tiled splash back, radiator and uPVC door providing side access.

Living Room

A comfortable and well presented living space featuring attractive parquet flooring, a feature electric fireplace, and double glazed uPVC windows to the front. Additional features include TV and telephone points, shelving units and internal wooden doors leading through to the conservatory.



Conservatory

A versatile additional reception space with laminate flooring, built in worktop ideal for a desk, shelving and storage cupboards. Double glazed uPVC doors open directly onto the rear garden.

First Floor

Landing

Carpeted landing with doors leading to all rooms. Includes an airing cupboard housing a Vaillant combi boiler with slatted shelving, recessed ceiling spotlights and loft access.

Master Bedroom

A spacious double bedroom with carpeted flooring, a double glazed uPVC window to the front, built-in storage over the stairs, TV point and radiator.

Bedroom 2

A well proportioned room with carpeted flooring, radiator, open hanging/storage space and a double glazed uPVC window to the side.

Bedroom 3

A good sized third bedroom with carpet, radiator and a double-glazed uPVC window overlooking the rear garden.

W/C

Fitted with a low level WC with dual flush, heated towel rail and obscure double glazed uPVC window to the rear. Finished with laminate effect flooring.

Bathroom

A modern two piece suite comprising a wash hand basin and panelled bath with Aqualisa shower over. Additional features include a heated towel rail, recessed ceiling spotlights, extractor fan and obscure double glazed uPVC window to the rear.

Exterior

Front Garden

A welcoming frontage with a small ramp leading to the entrance. The garden is mainly laid to lawn with a variety of mature trees, shrubs and seasonal planting. Gated side access leads through to the rear garden, with a discreet bin storage area.

Rear Garden

A well arranged, low maintenance garden featuring a raised decking area with steps leading down to a block paved patio, which flows seamlessly onto a lawned section bordered by established trees and shrubs. To the rear, there is an additional paved area, along with a large shed and outside tap, providing both practicality and outdoor storage.



Ground Floor Building 1

- Kitchen: 3.52 x 5.52 m (11'6" x 18'1")
- Living Room: 3.91 x 5.55 m (12'9" x 18'2")
- Conservatory: 4.31 x 2.70 m (14'1" x 8'10")
- Terrace: 3.09 x 3.03 m (10'1" x 9'11")

Floor 1 Building 1

- Bedroom: 2.64 x 3.67 m (8'8" x 12'0")
- Bedroom: 3.90 x 3.26 m (12'9" x 10'8")
- Bedroom: 2.91 x 2.24 m (9'6" x 7'4")
- Landing: 2.88 x 1.28 m (9'5" x 4'2")
- Bathroom: 1.65 x 1.79 m (5'5" x 5'10")
- WC: 1.55 x 0.87 m (5'1" x 2'10")

Ground Floor Building 2

- Shed: 3.58 x 2.96 m (11'8" x 9'8")

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Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92+)		
(81-91) A		
(61-81) B		
(68-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Approximate total area⁽¹⁾

102.1 m²
1098 ft²

Balconies and terraces

11.2 m²
121 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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