

FOR SALE

£550,000 Freehold



# 1 Whetstone Close, Welwyn, Hertfordshire, AL6 0QW

- CHAIN FREE
- CASH BUYERS ONLY- ATTRACTIVELY PRICED FOR A SWIFT TRANSACTION
- DETACHED BUNGALOW ON A SIZEABLE PLOT AND ACCOMMODATION IN EXCESS OF 1500 SQ/FT
- PLENTY OF POTENTIAL FOR EXTENSION OR RECONFIGURATION (STPP)
- GARAGE WITH ELECTRIC DOOR AND DRIVEWAY
- SOUGHT AFTER OAKLANDS CUL-DE-SAC

WRIGHTS

**Wrights of W G C**  
36, Stonehills, Welwyn Garden City, AL8 6PD

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## PROPERTY DESCRIPTION

**\*\*CHAIN FREE DETACHED BUNGALOW ATTRACTIVELY PRICED FOR CASH BUYERS ONLY AND A SWIFT TRANSACTION\*\***

A truly unique opportunity to purchase this RARELY AVAILABLE THREE-BEDROOM detached residence, which is in need of total modernisation, offers tremendous potential and is the perfect blank canvas to create a charming home. Located within this highly sought-after CUL-DE-SAC at the heart of Oaklands. Measuring IN EXCESS OF 1500 SQ/FT, the property benefits from a DOUBLE GARAGE and a Driveway, making parking effortless. Internally, it features TWO LARGE RECEPTION ROOMS, a principal suite with EN-SUITE, and the added convenience of a Utility room. This is in addition to the kitchen, two further bedrooms, and a bathroom. This highly desirable residential area of Oaklands & Mardley Heath is situated just to the north east of Welwyn Village. The neighbourhood boasts a junior/mixed infant school and a parade of shops, including a sub post office, general convenience store, flower shop, fish and chips shop, and butchers. The A1(M) Junction 6 is nearby, and more extensive shopping and leisure amenities can be found a short drive away in Welwyn Garden City. Welwyn North mainline railway station is also within easy reach. Please read the material information.





## ROOM DESCRIPTIONS

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### MATERIAL INFORMATION

The property is being offered to cash buyers only, due to its un-mortgageable position resulting from its condition and the absence of a kitchen.  
Council Tax band G.

### WELCOME TO WHETSTONE CLOSE

A wealth of choice awaits a new owner on this remarkable bungalow. Offering the flexibility to make your very own grand design! Entering through the front door, the lobby leads into a reception room, a superb size overlooking the front and side garden with French Door access, a great space to entertain. Bedrooms Two and Three are off this area. The kitchen links the front and rear reception rooms, there is further potential for extension to the side garden (stpp). There is an inner lobby which also links the two reception rooms. Off the lobby, there is a bathroom and utility room with garden access. The second reception room offers a rear garden aspect, off this space is the principal bedroom and ensuite.

### EXTERNALLY

The rear garden is mature with well stocked borders. a fully detached plot with pedestrian access to both sides. There is a side garden which leads to the rear of the garage. The garage has an electric roller shutter, the boiler and consumer unit is located here, in addition, there is power and lighting. To the front, there is a driveway and mature garden behind.

### ABOUT THE LOCAL AREA

Welwyn is a quaint village with the river Mimram running through and willow trees lining the banks. Unique timber-framed buildings present Welwyn as a traditional English village but the rich Roman archaeology gives it a clear sense of identity. Despite being located deep in the Hertfordshire countryside, there is plenty to do nearby. For everyday essentials, Tesco Express is only a 4 minute drive away in Welwyn Village. There is also a local post office, butchers, florist, bakery and library, as well as a doctor's surgery and pharmacist. The village is full of traditional English amenities, from country pubs and restaurants to specialist and boutique shops and beautiful churches with plenty history, providing the best features of village life.

### Continued

The Wellington Inn offers delicious and innovative food in a charming rustic setting, alternatively The White Hart – a grade II listed coaching inn. Also nearby is The Waggoners, a refurbished 17th century pub in Ayot Green that serves fine French cuisine in a cosy homely atmosphere. Just outside the village, the Welwyn Roman Baths are a fascinating ancient site, with regular events held throughout the year for all ages to explore. There are many clubs, societies and youth groups to get involved in as well as large playing fields and sporting facilities. The annual Welwyn Festival is hosted for a week in June and fills the village with excitement as the entire community gets involved. There's a range of activities and events, from a street market to a costume parade and a family fun day, all of which aim to raise money for local projects and charities.



# FLOORPLAN & EPC

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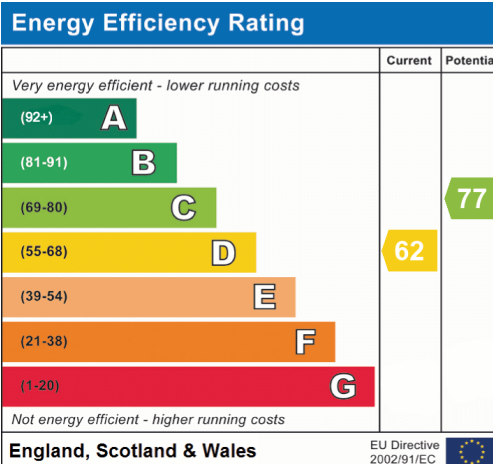


**Approximate total area<sup>n</sup>**  
148.3 m<sup>2</sup>  
1596 ft<sup>2</sup>

(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.

GIRAFFE360



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