



7, Copper Beeches

Welwyn,
Hertfordshire, AL6 0SS

Offers in excess of **£650,000**

country
properties

This nicely presented detached family house is located in a small cul de sac of just eleven properties. The house has been subject to improvement by way of a re fitted kitchen the creation of a utility room and wide bi folding doors to the lounge. The property also offers a westerly facing rear garden with decked terrace and a garage to the side. Copper Beeches is a cul-de-sac turning off Bluebellies, which is off Oak Piece. This in turn is off The Avenue which is off The Great North Road. Oaklands is highly regarded as one of the most sought after locations in Welwyn. This property is within walking distance to Mardley Heath woods, Oaklands Primary School and a variety of shops. The nearest secondary school is Monks Walk in Welwyn Garden City. Local pubs and restaurants are close by and access to the A1M is within a short drive away.

Ground floor

Entrance Hall

Solid entrance door to hall with radiator, tiled floor.

Cloakroom

Suite consisting of wc, wash hand basin, window to front, fully tiled walls.

Lounge

16' 5" x 14' 11" (5.00m x 4.55m)

Recessed fire int wall, wide bifolding doors to garden, two radiators, down lighters, door to kitchen.

Kitchen/breakfast room

19' 8" x 15' 0" (5.99m x 4.57m) max Re fitted kitchen with range of base and eye level cupboards consisting stainless steel sink bowl, units housing gas hob with extractor above, built in oven and grill, wood style work surfaces, integrated fridge, two sets of french doors to garden, tiled floor, tiled surrounds, down lighters, two radiators.

Utility room

6' 10" x 5' 2" (2.08m x 1.57m) Base unit housing Butler Sink, with adjacent work surfaces, plumbing for washing machine and dishwasher, window to front.

First floor

Landing

Hatch to loft



Bedroom One

12' 0" x 11' 9" (3.66m x 3.58m) Range of built in wardrobes, radiator, window to front.

En suite shower

With Convex shower cubicle, fully tiled walls, window to front.

Bedroom Two

10' 11" x 9' 5" (3.33m x 2.87m) Built in wardrobes, window to front, radiator.

Bedroom Three

8' 10" x 7' 6" (2.69m x 2.29m) Window to rear, radiator, shelving.

Bedroom Four

8' 5" x 7' 6" (2.57m x 2.29m) Range of built in wardrobes, window to rear, radiator.

Family bathroom

Suite consisting of large corner bath with electric shower, wash hand basin to vanity unit, wc, window to rear, fully tiled walls, radiator.

Outside

Front of house

To the front of house there are shrubs, borders and a retaining hedge.

Garage and parking

There is a single garage to the side of the house with a car standing space to front.

South/westerly facing rear garden

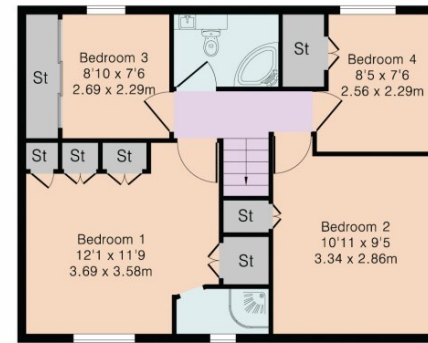
50' 0" x 35' 0" (15.24m x 10.67m) The rear garden has a decked terrace with electric awning above the bi folding doors to the lounge. The garden is laid to lawn with flower beds, shrubs, borders, summer house and greenhouse. To the side there is additional garden laid to lawn with mature trees and beech hedge.



Approximate Gross Internal Area 1230 sq ft – 115 sq m
 Ground Floor Area 737 sq ft – 69 sq m
 First Floor Area 493 sq ft – 46 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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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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