



7, Oak Piece

Welwyn,
Hertfordshire, AL6 0XE
Guide Price £600,000

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Plenty of surprises in store... This well presented, 3 bedroom Bungalow offers good sized family accommodation laid out over one floor and with the feature of an orangery style extension in the middle of the home providing a bright and open feeling central hub to the property.

- 3 Bedroom detached bungalow
- Refurbished kitchen with under floor heating
- 4 piece bathroom suite
- Orangery style extension providing a bright central hub to the home
- Block paved drive
- Views over fields to the front

Ground Floor

Entrance

Accessed by a replacement double glazed composite door. Into the reception area which then opens out into the dining room.

Dining

Forming part of an orangery style extension, the dining room consists of laminate flooring with a walkway leading through to the inner hall and bedrooms. Walkway to kitchen which opens out with worktop and breakfast bar on the dining room side. Fan downlighter, double glazed UPVC roof with further double glazed UPVC French doors leading out onto the garden and further windows overlooking the garden, feature exposed brick walls. Radiator.

Living Room

Good size living room with sliding patio doors leading out onto rear garden. Radiator, gas flame effect fireplace inset within a marble half with pine surround and mantle. Television and telephone points. Two feature wall light points.

Kitchen

White fronted kitchen cupboards with laminate roll edge work top above with further cupboards over, some glass fronted display units, Stainless steel 1 ½ bowl sink unit with mixer tap over, space and plumbing for automatic washing machine and dishwasher. Space for tall fridge freezer, integrated induction hob with stainless steel chimney style extractor above and further integrated oven, grill and hot shelf. Laminate flooring with under floor heating below. Replacement UPVC double glazed Georgian style window to front.

Inner Hall

Airing cupboard, doors to bedrooms and bathroom.

Bedroom One

Replacement UPVC double glazed Georgian style window to side, radiator double doors leading to walk in wardrobe with double height hanging space and shelving within.



Bedroom Two

UPVC double glazed bow window to front, radiator, built-in television point.

Bedroom Three

Replacement UPVC double glazed Georgian style window with views over fields beyond, full height panel radiator.

Bathroom

Ceramic floor and wall tiling, replacement UPVC double glazed Georgian style window with obscured glass too side, The bathroom has a four piece suite comprising of a panel bath with mixer tap and handheld shower attachment, low level WC, wall hung wash hand basin and a walk in shower cubicle with thermostatically controlled rainfall shower over. Wall hung Chrome effect heated towel.

Outside

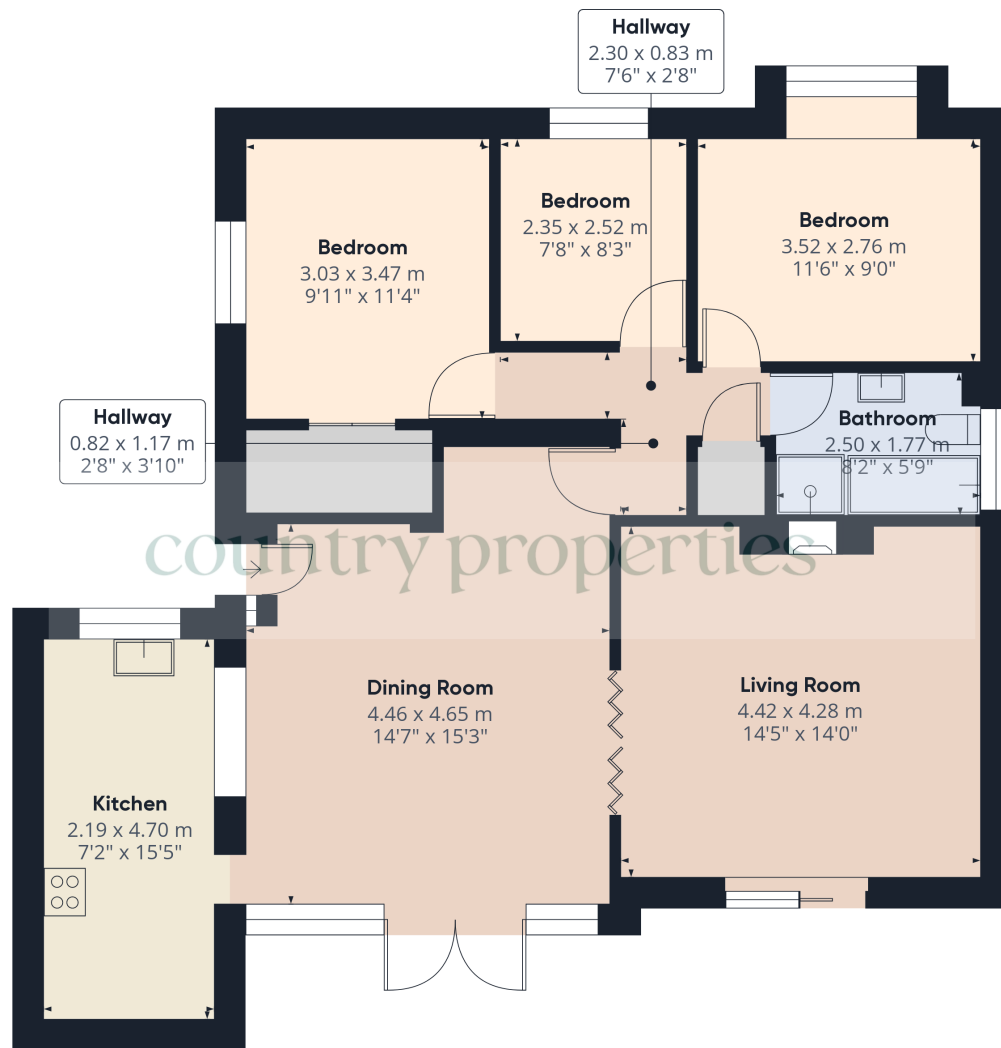
Front Garden

Front of the property is edged by shrubs and flowers, there is a block paved driveway to the side of the property providing off road parking for one vehicle and leading to the covered entrance porch.

Rear Garden

Access from French doors from the dining room and sliding doors from the living room leading out onto a extensive patio area across the full width of the rear of the property with gated side access providing for access back to the front of the property, dwarf wall retaining a rockery style garden with various flowers and shrubs and a fish pond with waterfall leading down into it, steps leading up to a secondary level with a further patio area, electric garden lighting, pergola with climbing plants this then opens up onto a further gravel patio area and a small raised lawn, timber shed and summer house.





Approximate total area⁽¹⁾
88.9 m²
956.91 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Viewing by appointment only

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