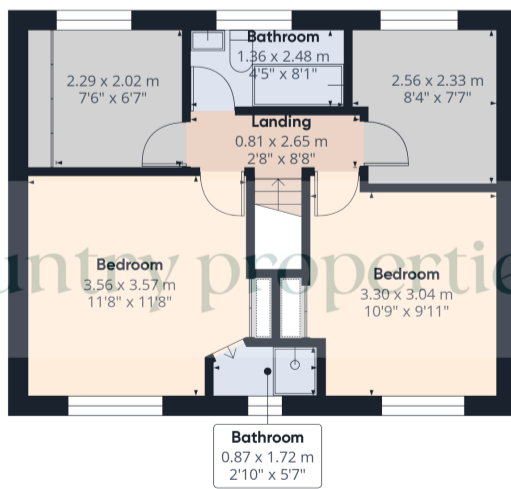


Ground Floor



Floor 1



Approximate total area⁽¹⁾

95.16 m²
1024.29 ft²

Reduced headroom

1.54 m²
16.59 ft²

(1) Excluding balconies and terraces

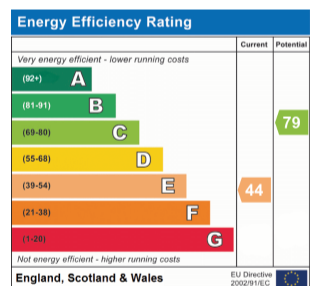
Reduced headroom

..... Below 1.5 m/5 ft

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 are based on RICS IPMS 3C standard.

GIRAFFE 360



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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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 Bluebells, 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.

- Four bedrooms one with en suite shower room
- Re fitted kitchen/breakfast room
- Cul de sac location
- Wide bi folding doors to lounge
- Utility room
- Garage and parking to side
- Gas central heating and double glazing
- South/westerly facing rear garden
- Additional garden to side

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.



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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.



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