



## Danesbury Park, Welwyn, Hertfordshire. AL6 9SA

- AVAILABLE NOW, ON AN UNFURNISHED BASIS
- RECENTLY REFURBISHED THROUGHOUT TO A HIGH STANDARD
- GARAGE AND PARKING
- SECURE ENTRY SYSTEM
- CHARACTER FEATURES INCLUDING; HIGH CEILINGS, FIREPLACES, WINDOWS AND DOORS
- CONVERTED GEORGIAN MANSION
- EN-SUITE SHOWER ROOM
- COMBINATION BOILER
- THREE BEDROOM, FIRST FLOOR APARTMENT
- 9 ACRES OF SURROUNDING GROUNDS, INCLUDING WALLED GARDEN AND FOUNTAINS



## PROPERTY DESCRIPTION

Available to rent now on an unfurnished basis; is this stunning three bedroom, first floor apartment located within a converted Georgian mansion set within approximately nine acres of surrounding grounds in Danesbury Park, Welwyn.

The property benefits from a large entertaining reception room, kitchen, three bedrooms, en-suite shower room and family bathroom. All the rooms minus bathrooms have windows looking over various parts of the impressive grounds of Danesbury Park.

The property itself has recently undergone an extensive transformation with stunning features including; hard wood flooring in a herringbone style with feature centrepiece, a magnificent chandelier, radiator covers, and striking bathrooms.

The mansion sits up a quite lane and is nestled nicely in the tranquillity of the grounds; however being located in Welwyn, Hertfordshire, the property is close enough to all local amenities including the train station. The following amenities are close by:

High Street/ Local shops - 0.7 miles

Bridge Cottage Doctors Surgery - 0.7 miles

Welwyn St. Marys Primary School - 1 mile

A1m Junction 6 - 1.1 miles

Sherrardswood School - 1.4 miles

North Welwyn Train Station - 2 miles



## ROOM DESCRIPTIONS

### COMMUNAL ENTRANCE HALLWAY

The secure entry with video system leads you into this grand hallway with feature fireplace and stairs leading up to the first floor. The glass ceiling dome fills the hallway with natural light.

### ENTRANCE HALLWAY

A grand wooden door leads you into the property, new flooring throughout with doors leading to the reception room, kitchen, bedroom two, bathroom and bedroom three. Two chandeliers hang on the high ceilings and two radiators with covers over.

### RECEPTION ROOM

8.89m x 7.95m (29' 2" x 26' 1")

This magnificent room oozes light through the six full length windows and has period characteristics including framed wall panels, cornices and dado rail. A show stopping chandelier sits prominent in the centre of the room over the decorative floor pattern within the herringbone wooden floor. Six radiators keep this large room heated, all covered with radiator covers alongside the stone fireplace and hearth.

### Kitchen/ Breakfast room

4.85m x 2.72m (15' 11" x 8' 11")

This gorgeous kitchen comprises; wooden shaker style units with marble work surfaces and upstands and ceramic butler sink. Electric oven and hob. Two windows overlooking the grounds.

Wall mounted combination boiler. Washing machine. Space for fridge freezer.

### BEDROOM ONE

4.65m x 4.19m (15' 3" x 13' 9")

A stunning double bedroom with period features including, high ceiling with central rose and hanging chandelier, framed wall panels, dado rail, cornices, fireplace with stone hearth. Two full length windows and shutters. Door leading to the en-suite.

### EN SUITE SHOWER ROOM

2.16m x 1.73m (7' 1" x 5' 8")

Fully tiled shower room finished with the finest quality suite including; walk in double shower tray with waterfall shower and hand attachment, wash hand basin with light up mirror over, enclosed w/c and radiator with heated towel rail.

### BEDROOM TWO

3.12m x 2.90m (10' 3" x 9' 6")

Window overlooking the outside fountain. Radiator with cover.

### BEDROOM THREE

3.76m x 2.95m (12' 4" x 9' 8") MAX

A good size bedroom with large storage cupboard and two windows to the rear aspect. Radiator with cover.

### BATHROOM

2.95m x 2.13m (9' 8" x 7' 0")

A wow factor bathroom with roll top bath and freestanding mixer taps, enclosed cistern w/c, wash hand basin with light up mirror above and radiator with heated towel rail.

### EXTERIOR

#### GARAGE EN BLOC

Located en bloc, a single garage with up and over door with parking space in front.

#### COMMUNAL GROUNDS

Surrounding the mansion are approximately nine acres of grounds with is predominantly lawned gardens, but also include two fountains, walled garden, area of woodland and a children's playframe.

#### AGENTS NOTES

This property is available now on an unfurnished basis.

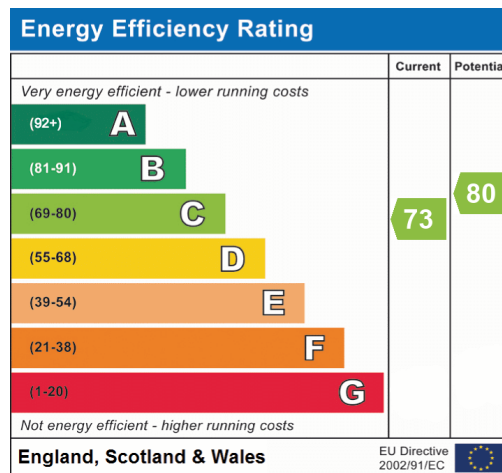
The monthly rent is £2500 PCM

A holding deposit of £576.92 to secure the property is required when the rental is agreed.

A total of five weeks deposit of £2884.60 will need to paid on move in day, this will be lodged with Tenancy Deposit Scheme. (Your holding deposit will be included into this cost)

To pass referencing you will need to earn over £75,000 between applicants.





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