



# 2, Mardley Avenue

Welwyn,  
Hertfordshire, AL6 0UD  
**£895,000**

country  
properties

Deceptively spacious family detached bungalow located in the highly popular area of Oaklands close to village schools, parade of shops, bus services etc. The existing owners have considerably extended and have embarked on a modernisation program to provide a spacious home all on one level, standing on a sizeable corner plot extending to approximately 0.23 Of an acre, with extensive hardstanding to the front of the property. There are good communication links with both Knebworth and Welwyn North station's being within a short drive and junction 6 of the A1m being just minutes away, the main towns of Stevenage and Welwyn Garden City are also within easy driving distance.

- Corner plot extending to 0.23 of an acre
- Planned for out door living with terrace and pergola
- Four bedrooms, two with ensembles
- Feature Kitchen/breakfast room
- Karndean flooring
- Plenty of parking to front of property
- Gym and Workshop



## Accommodation

### Reception Hall

Karndean flooring, built in airing cupboard, built in wardrobe, hatch to loft, encased radiator.

### Kitchen/breakfast room

15' 10" x 15' 9" (4.83m x 4.80m)  
Full range of fitted base and eye level cupboards with integrated appliances consisting of Range with extractor over, Butler sink, with adjacent wooden work surfaces, fridge/freezer, dishwasher, wine cooler, wood style flooring, under unit lighting, tiled surrounds, down lighters, windows to front and side, door to side, radiator.

### Utility room

9' 11" x 5' 5" (3.02m x 1.65m)  
Base unit housing single drainer sink unit, plumbing for washing machine, water softner.

### Reception Room/Lounge

16' 6" x 14' 10" (5.03m x 4.52m)  
Karndean flooring, encased radiator, down lighters, french doors to garden.

### Master Bedroom suite

14' 2" x 13' 10" (4.32m x 4.22m)  
Window to front, encased radiator, Karndean flooring.

### En suite dressing room.

8' 10" x 7' 3" (2.69m x 2.21m) An array of wardrobe space with drawers and shelving. wood style floor, door to shower room.



### Ensuite shower room

With large shower, wash hand basin, wc, tiled walls and floor, heated towel rail, window to side.

### Bedroom Two

14' 4" x 8' 11" (4.37m x 2.72m)

French doors to terrace, Karndean flooring, radiator.

### En suite shower room

With large shower cubicle, wash basin, wc, tiled walls and floor, sun tunnel, towel rail.

### Bedroom Three

10' 11" x 10' 4" (3.33m x 3.15m)

Window to rear, encased radiator.

### Bedroom Four

9' 7" x 8' 0" (2.92m x 2.44m)

Window to rear, Karndean flooring, encased radiator.



## Family bathroom

White suite consisting of bath and separate shower cubicle, wash basin, wc, tiled walls and floor, sun tunnel, down lighters, radiator.

## Outside.

The Bungalow stands on a genous plot extendong to 0.23 of an acre

## Front of property

To the front of the bungalow, there is extensive hard standing for up to six vehicles, borders.

## Side of property

There is a sizable lean to to the side of the property ideal for storage.

## Rear garden

The majority of the plot is to the rear of the bungalow with outside living/entertainment very much in mind. There is a substantial paved terrace, with pergola, extensive lawn, flower beds. Gym with electric and WI FI, Bar room/workshop with power and light, screening to side.





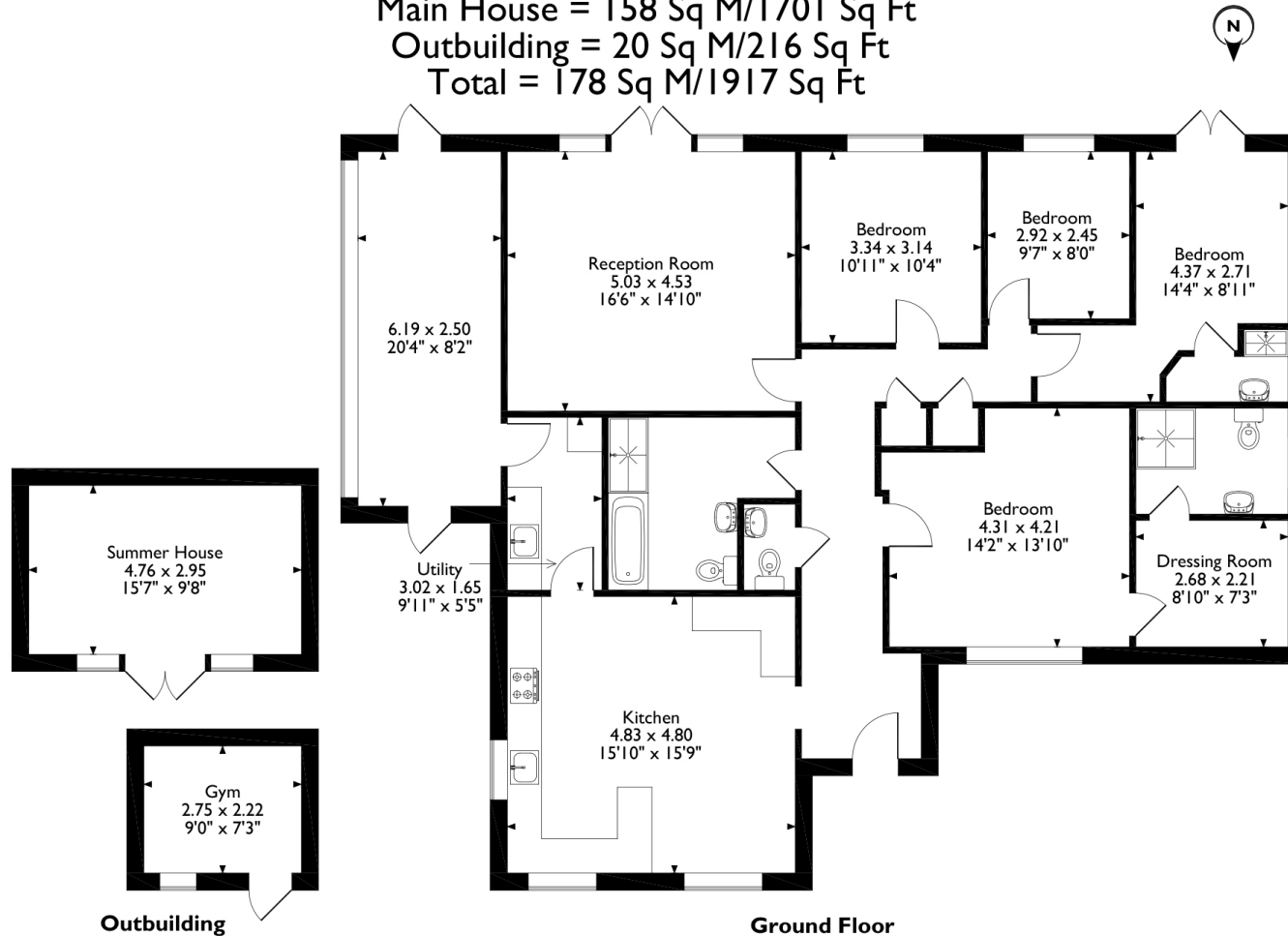
## 2 Mardley Avenue, Welwyn, Hertfordshire

Approximate Gross Internal Area

Main House = 158 Sq M/1701 Sq Ft

Outbuilding = 20 Sq M/216 Sq Ft

Total = 178 Sq M/1917 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		71	83
England, Scotland & Wales		EU Directive 2002/91/EC	

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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