



35, Lower Green

Tewin, Welwyn,
Hertfordshire, AL6 0LA
£525,000

Viewing by appointment only

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COUNTRY PROPERTIES
PART OF HUNTERS

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Award winning staggered terrace house overlooking the pretty Tewin village green conservation area. This small terraced development was designed in 1967 by architect Colin Huntley, a member of the DANAD art collective who occupied Marden Hill, a Georgian manor close to the village. Winning awards from the Civic Trust and the Department of the Environment for their integration of modernist design into the rural environment, these houses are also noted in Pevsner's 'The Buildings of England' series, which makes mention of their dramatic projecting entrance halls.

- Award winning design
- Gas central heating
- Kitchen extension
- Pretty secluded rear garden
- Garage en bloc plus communal parking
- Re fitted bathroom.
- Cloakroom
- Adjacent to pretty village green

The property includes a single garage. In addition there is communal parking.



The Village services include a nursery and a popular JMI school, a community owned shop, two pubs, a bowling green, a large village hall hosting activities including badminton, exercise classes and a monthly film, tennis courts with an active tennis club, cricket pitch with clubhouse. Beautiful countryside along the chalk-stream Mimram valley with plenty of footpaths and trails for walking, running and biking, and pretty bluebell woods. The village is in the catchment area for Presdales and Richard Hale School, the former girls and boys grammar schools in Hertford.

The village has Excellent communication links – 3 miles from junction 6 of the A1M, 6 minute traffic-free drive to Welwyn North Station on the West Coast Main Line with fast service to Kings Cross Station (21 minutes), also close to Hertford East Station with direct service to Liverpool Street Station for the City of London.

It is 4 miles to Welwyn Garden City town centre, which is served by a large John Lewis department store, and Waitrose, Sainsburys and Morrisons supermarkets as well as an independent cinema in the Campus West entertainment complex. 5 miles away is the historic market town of Hertford and the city of St Albans is also nearby.

Ground Floor

Reception lobby

Large glazed entrance door to reception lobby, door to cloakroom and living area.

Cloakroom

White suite with wc, wash hand basin, towel rail, high level window.

Living room/dining room

25' 7" x 16' 9" (7.80m x 5.11m)
Wood floor, wall mounted gas

fire, door to front, bi folding doors to rear, low level shelving, downlighters, storage cupboard with plumbing for washing machine, cupboard housing Johnson and starley gas fired warm air central heating boiler.

Kitchen

7' 10" x 7' 7" (2.39m x 2.31m)
Range of fitted base and eye level cupboards, complimented by composite work surfaces, with inset sink unit, integrated



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.



gas hob with extractor above, and oven below, integrated dishwasher, fridge/freezer, wine storage, tiled floor, recess between living room and kitchen with glass shelving and lighting, doors to garden, under floor heating.

first floor

Landing

Hatch to loft, airing cupboard with lagged copper cylinder and

immersion heater.

Bedroom One

11' 6" x 10' 6" (3.51m x 3.20m)
Range of fitted wardrobes with storage and mirrored doors, window to rear.

Bedroom Two

10' 6" x 8' 6" (3.20m x 2.59m)
Window to front, built in cupboards and wardrobe space.

Bedroom Three

8' 0" x 8' 0" (2.44m x 2.44m)
Window to front.

Bathroom

Re fitted white suite with bath, plus integrated shower, with recently re fitted pump, wash hand basin, wc, tiled walls, velux window, cupboard with storage.

Outside

Front of house

To the front of the property is a

paved courtyard with access to integrated shed/store.

Rear garden

Pretty and secluded rear garden with gravel area, paved terrace, flower beds and shrubs, close interwoven fencing, outside tap and electric points