



# 5, Dicket Mead

Welwyn,  
Hertfordshire, AL6 9NX

Guide Price **£585,000**

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Just minutes walk from the village centre this well presented chain free family detached house, provides four bedrooms, two reception rooms and generous rear garden. It is conveniently located for junction 6 of the A1[M] and is within a short drive of Welwyn north station and the comprehensive amenities at Welwyn Garden City. Welwyn is a Historic Village with many listed buildings, historic church, pubs, restaurants and village primary school. The house has recently been subject of considerable improvement by the existing owner.

## Ground floor

### Entrance Hall

Solid entrance door to hall with radiator, understairs cupboard, built in cupboard, wood style floor.

### Cloakroom

Suite consisting wc, wash hand basin, tiled floor and surrounds, wood style floor, radiator.

### Lounge

17' 9" x 11' 5" (5.41m x 3.48m)

Fireplace incorporating log burner, patio doors to garden, window to side of house, wood style floor, radiator.

### Kitchen

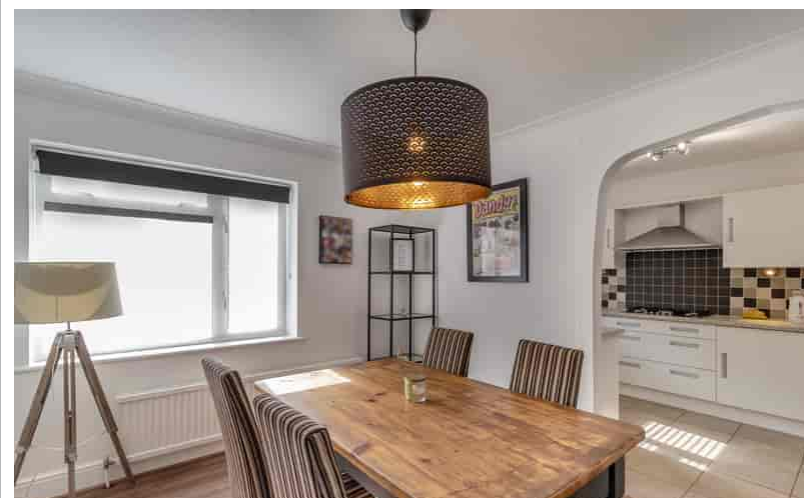
12' 11" x 7' 9" (3.94m x 2.36m)

Fitted kitchen consisting of single drainer sink unit, range of base and eye level cupboards, with work surfaces, integrated gas hob with extractor over, oven and grill, plumbing for washing machine and dishwasher, tiled floor and surrounds, under unit lighting, radiator, window to side, opens to dining room.

### Dining Room

12' 11" x 9' 7" (3.94m x 2.92m)

Window to side, wood style floor, radiator.



## First floor

### Landing

Hatch to loft, built in airing cupboard, further built in cupboard.

### Bedroom One

12' 0" x 11' 6" (3.66m x 3.51m)  
Fitted wardrobes , radiator.

### Bedroom Two

11' 11" x 10' 9" (3.63m x 3.28m)  
Windows to two aspect , radiator, wall lights.

### Bedroom Three

13' 5" x 7' 7" (4.09m x 2.31m)  
Windows to side, radiator.

### Bedroom Four

11' 8" x 6' 9" (3.56m x 2.06m)  
Windows to two aspects, radiator.

## Bathroom

Suite consisting bath with shower, wash hand basin to vanity unit, wc, tiled floor and walls, ladder radiator, window to side.

## Outside

### Front of house

Gardens to front and side with shrubs and borders, access at side to rear garden.

### Rear garden

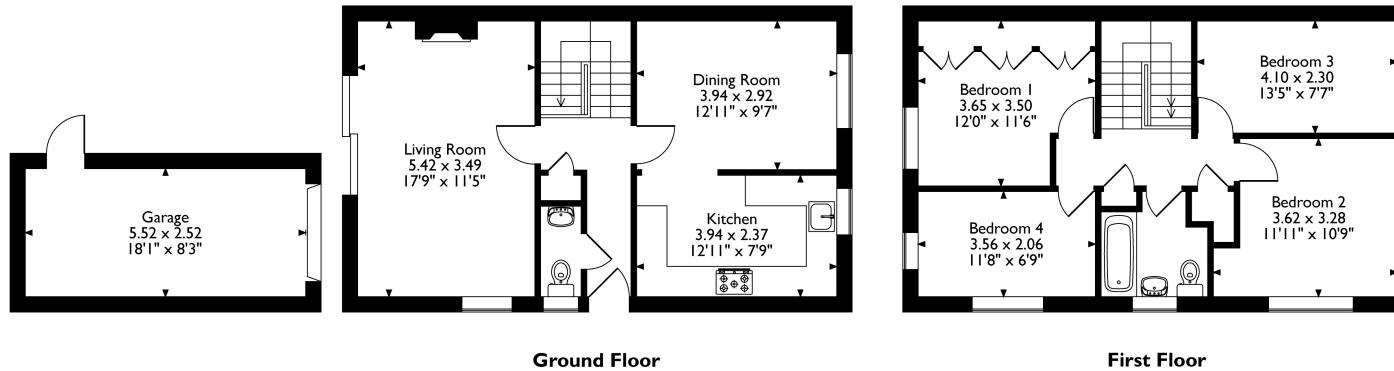
Generous westerly facing rear garden with paved terrace, lawn shrubs and flower beds, shed, access to garage.

### Garage


18' 6" x 8' 2" (5.64m x 2.49m)  
Single garage with electric roller shutter door, personal, door to rear garden.



5 Dicket Mead, Welwyn, Hertfordshire  
 Approximate Gross Internal Area  
 Main House = 102 Sq M/1098 Sq Ft  
 Garage = 14 Sq M/151 Sq Ft  
 Total = 116 Sq M/1249 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+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		68
(1-20)	G		
Not energy efficient - higher running costs			
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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