

Alexander Bond & Company

Estate Agents | Property Management



Gwynfa Close, Welwyn, Hertfordshire, AL6 0PR

Guide Price £895,000





Gwynfa Close

Welwyn, AL6 0PR

- Located in the Highly Desirable Oaklands Area
- Master Bedroom With Ensuite Shower Room
- Spacious Lounge With Patio Doors Opening onto the Rear Garden
- Beautiful Gardens to the Front and Rear
- Located within Walking Distance to Local Shops and Schools
- Immaculately Presented Four Bedroom Detached House
- Fitted Kitchen with Integrated Appliances
- Double Garage With Electronically Operated Up and Over Door
- Office and Utility Room
- Internal Viewing is Highly Recommended

Alexander Bond & Company are delighted to present this immaculately maintained four-bedroom detached family home, situated in the highly sought-after Oaklands area of Welwyn.

Homes in Gwynfa Close rarely come to the market, making this an exceptional opportunity to acquire a beautifully presented property offering spacious and versatile family accommodation throughout.

The ground floor comprises a welcoming reception hall, a generous living room with doors opening onto the rear garden, a separate study/home office, a well-appointed fitted kitchen with integrated appliances, a spacious breakfast room leading into a bright conservatory, and a practical utility room.

On the first floor, there are four well-proportioned bedrooms, including a superb principal bedroom with an en-suite shower room, together with a modern family bathroom.

Externally, the property enjoys beautiful front and rear gardens. The private rear garden provides a peaceful retreat, featuring an attractive raised decking area, a charming summer house, and a variety of mature planting and garden features, creating the perfect setting for outdoor dining and entertaining. To the side of the property is a large detached double garage, which has recently been updated and modernised to an excellent standard.

Oaklands is a highly regarded residential area of Welwyn, conveniently located within easy reach of the local shopping parade and the JMI School. The surrounding countryside offers an abundance of scenic walks, including Mardley Heath, Wood Nature Reserve and Harmer Green Woods. Junction 6 of the A1(M) is easily accessible, while a wider range of shopping, leisure and dining facilities can be found in nearby Welwyn Garden City. Welwyn North mainline railway station is also within easy reach,



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Entrance Hall

Cloakroom

Living Room 12' x 20'11" (3.66m x 6.38m)

Office 8'0" x 10'9" (2.44m x 3.30m)

Breakfast Room 11'6" x 10'10" (3.51m x 3.30m)

Conservatory 9'9" x 13'8" (2.97m x 4.17m)

Kitchen 10'0" x 16'3" (3.05m x 4.95m)

Utility Room

Stairs and Landing

Bedroom One 15'5" x 10'9" (4.71 x 3.3)

Ensuite Shower Room

Bedroom Two 11'11" x 10'9" (3.64 x 3.3)

Bedroom Three 11'11" x 10'9" (3.64 x 3.3)



Bedroom Four 11'1" x 8'9" (3.38m x 2.67m)
Family Bathroom
Double Garage 17'4" x 16'4" (5.28m x 4.98m)
Anti-Money Laundering Checks

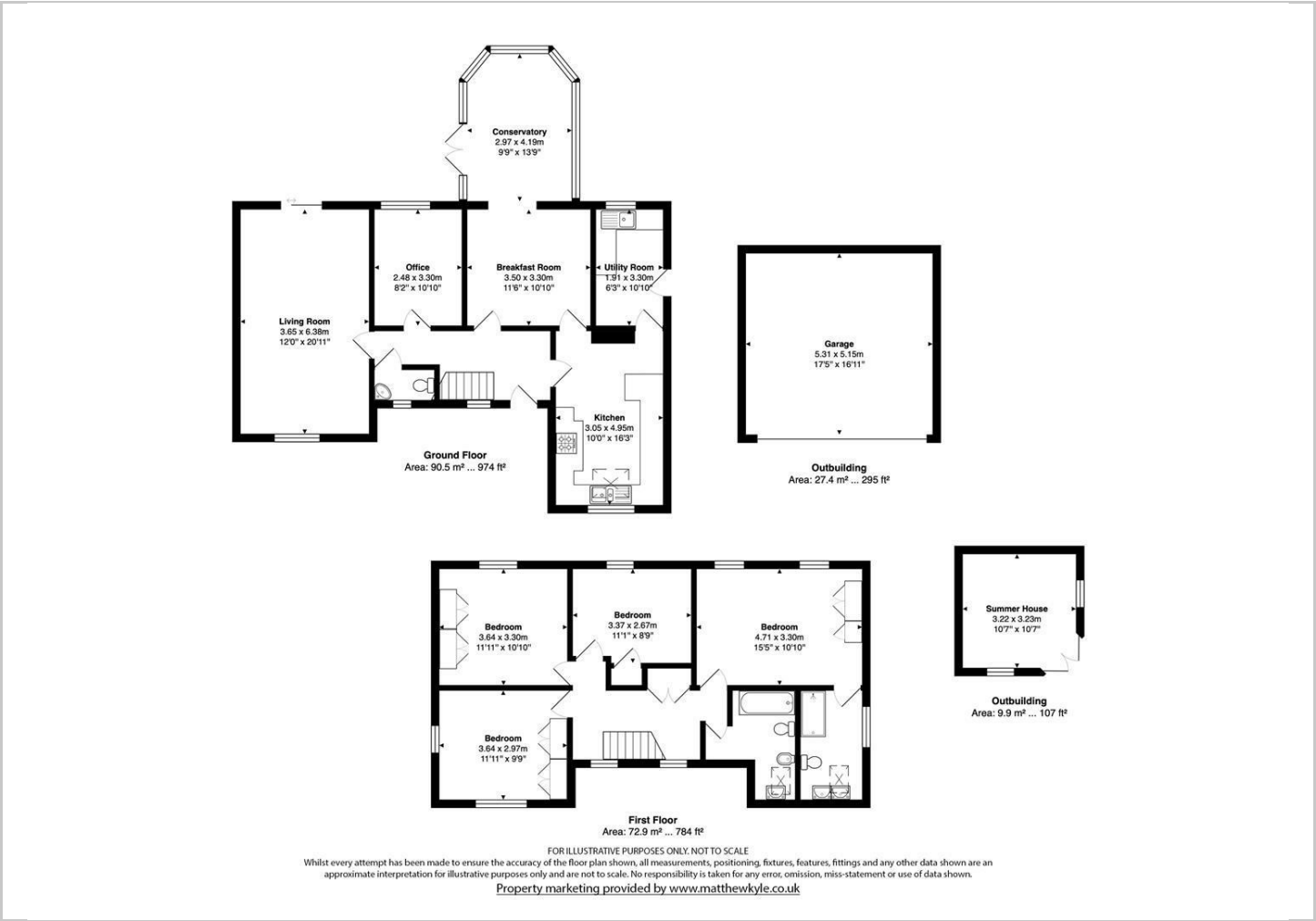
Directions

The Avenue is perfectly positioned within the desirable Oaklands area of Welwyn, just a short distance from local shops and the JMI School. Scenic countryside walks are close by, including Mardley Heath Nature Reserve and Harmer Green Woods. The A1(M) (Junction 6) offers excellent road connections, while a wider range of shopping and leisure facilities can be found in nearby Welwyn Garden City. Welwyn North mainline railway station provides convenient access to London and beyond.





Floor Plans



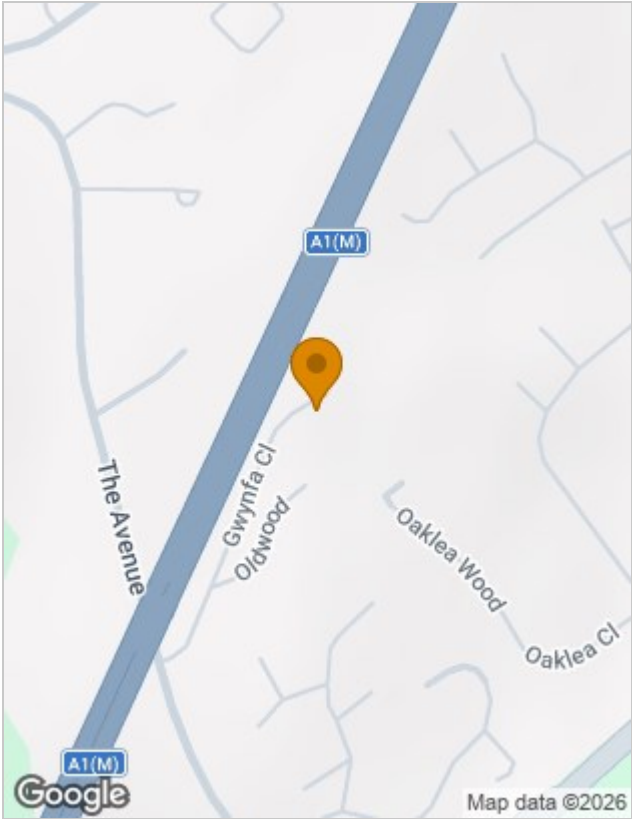
Viewing

Please contact our Alexander Bond & Co Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

