



PUTTERILLS

EST. 1992

45 Mardley Hill, Oaklands, Welwyn, Hertfordshire, AL6 0TT

Price: £575,000 Freehold

**Spacious detached bungalow sat on a plot of 0.283 of an acre with potential to improve and extend
(subject to obtaining all necessary planning consents)**

This deceptively spacious detached character bungalow was constructed in 1928 and further enlarged in the 1960's. With a mature and established plot of 0.283 of an acre, the property is situated at the crest of the hill in the highly popular area of Oaklands, Welwyn and boasts flexible accommodation of circa 1623 sq. ft - requiring updating and refurbishment but with superb potential throughout.

Entrance lobby leading to the entrance hall, 3 bedrooms, shower room and bathroom, dual aspect lounge, dining room, kitchen, boot room and sizeable sun lounge. The rear garden measures approx. 174ft deep x 45ft wide and is lightly wooded with a South Easterly aspect. The front garden has a driveway which in turn leads alongside the property to a double detached garage.

Energy Rating: F





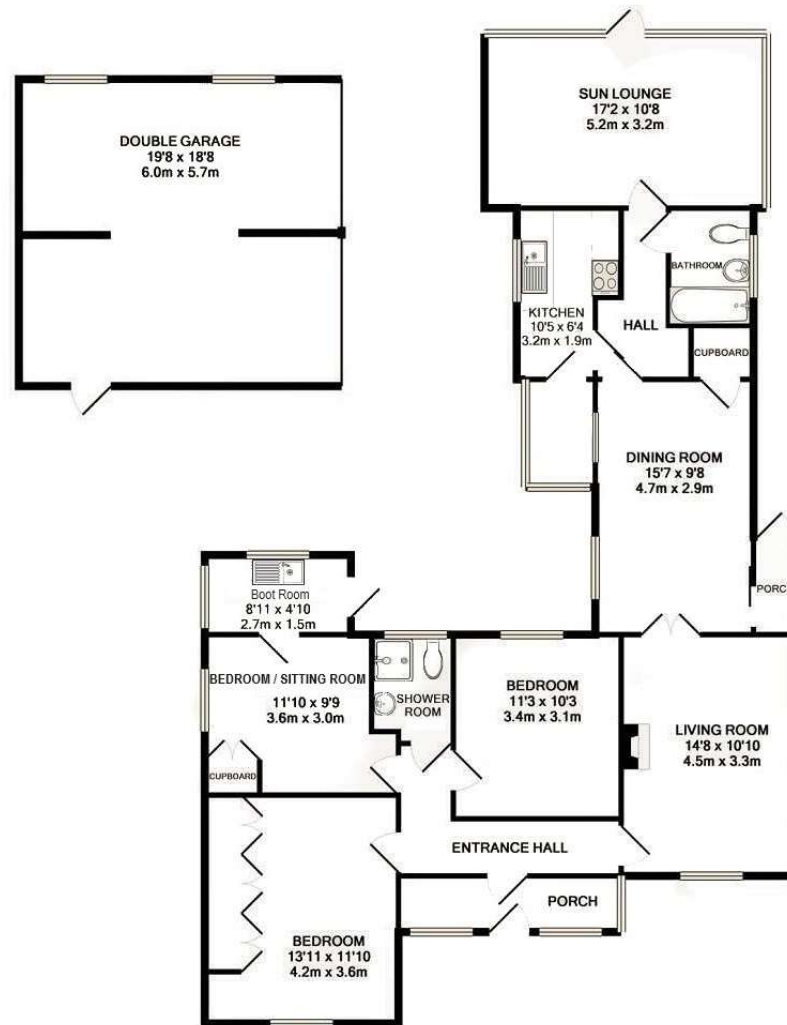






The desirable residential area of Mardley Heath is situated just north east of Welwyn village & enjoys some wonderful borders onto woodland & access to fine country walks. The neighbourhood has 2 junior/mixed infant schools and a parade of shops that cater for daily needs. These include a sub post office, general convenience store, flower shop & local butcher. Welwyn Garden City is approximately 4 miles south & has a number of leisure facilities, large shopping centre & a John Lewis department store. There are excellent rail links in the nearby villages of Knebworth & Digswell (Welwyn North) which are approximately 5 minutes by car.





TOTAL APPROX. FLOOR AREA 1623 SQ.FT. (150.8 SQ.M.)

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.