



PUTTERILLS

EST. 1992

8 Robbery Bottom Lane, Oaklands, Welwyn, Hertfordshire, AL6 0UW

Price: £525,000 Freehold

Detached 3-bedroom bungalow set on a plot of 0.382 of an acre requiring updating throughout

This detached character bungalow enjoys a mature and established elevated plot of 0.382 of an acre and is situated in a highly popular lightly wooded location close to the local shopping parade & schooling. With flexible accommodation that requires updating and refurbishment, the property offers superb potential for enlargement and could appeal to a developer or indeed those seeking an opportunity to create a sizeable family home. The accommodation comprises: central entrance hall, Lounge with fireplace, kitchen with adjoining breakfast room and utility room, 3 bedrooms, bathroom, shower room, and loft space accessed via retractable wooden ladder leading.

The wooded and established plot is approached via a 130' deep driveway from Chestnut Walk, and also has pedestrian access from Robbery Bottom Lane. There are outbuildings which include a garage and basement stores. Energy rating: E Agent's Note: this is a company sale, once a sale is agreed exchange of contracts is required within 28 days with completion 1 week later. During the sale the property can not be marked as under offer and full marketing and viewing appointments will continue until exchange of contracts occurs, however it will be noted on the details that a sale is agreed and at what price. The desirable residential area of Oaklands is situated just north east of Welwyn village & enjoys some wonderful borders onto woodland & access to fine country walks. The neighbourhood has a junior/mixed infant school and a parade of shops that cater for daily needs. These include a sub post office, general convenience store, flower shop, chip shop & butcher.











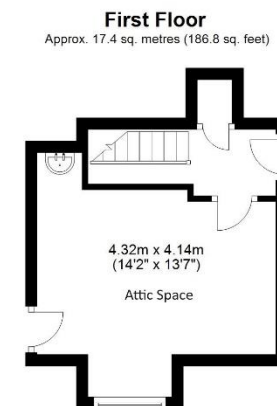
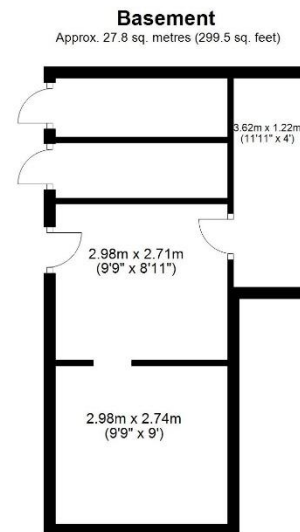
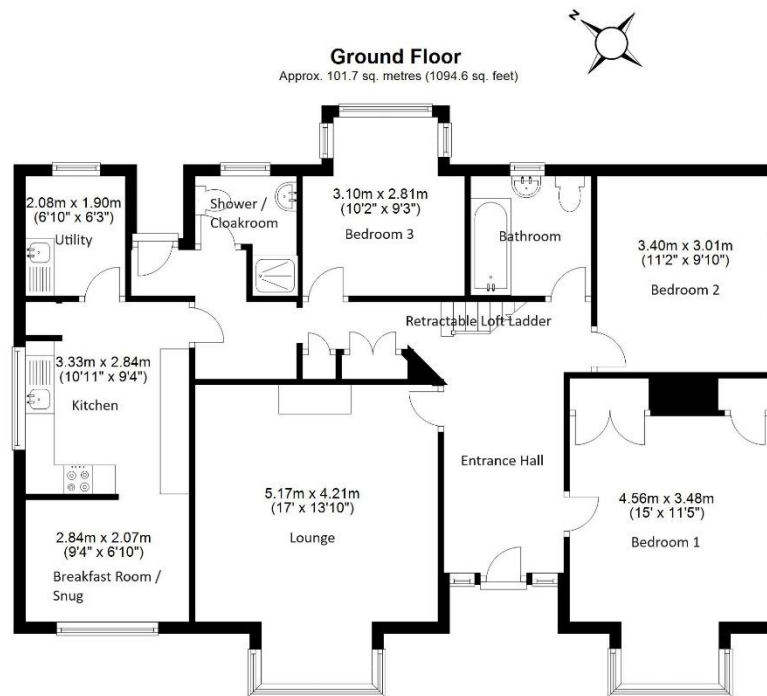
Just over a mile away is the truly picturesque village of Welwyn which is steeped in history & located on the banks of the river Mimram. Some great pubs & good restaurants can be found here, along with historic cottages, a hidden manor house, ancient ford, the Old Roman Baths & an independent baker.

Welwyn Garden City is approximately 4 miles south & has a number of leisure facilities, large shopping centre and 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 area: approx. 146.9 sq. metres (1580.9 sq. feet)