



P U T T E R I L L S

— est. 1992 —



High Oaks Road, Welwyn Garden City, AL8 7BJ
Guide Price £1,100,000

PROPERTY SUMMARY

Situated on the highly sought-after west side of Welwyn Garden City, this substantial four-bedroom detached family home offers spacious and versatile living, set behind a wide driveway with ample off-street parking and an attached garage. Featuring a triple-aspect living room with log burner, separate dining room, study, contemporary kitchen, generous conservatory, and large utility room, the property is perfectly designed for modern family life. Upstairs includes a principal bedroom with en-suite, three further well-proportioned bedrooms, and excellent storage throughout. The beautifully landscaped rear garden provides multiple seating areas for year-round enjoyment, while the exceptional location places Sherrardspark Woods, excellent schooling, Welwyn North station, and the town centre all within easy reach.

4



2



3











PUTTERILLS
— est. 1992 —









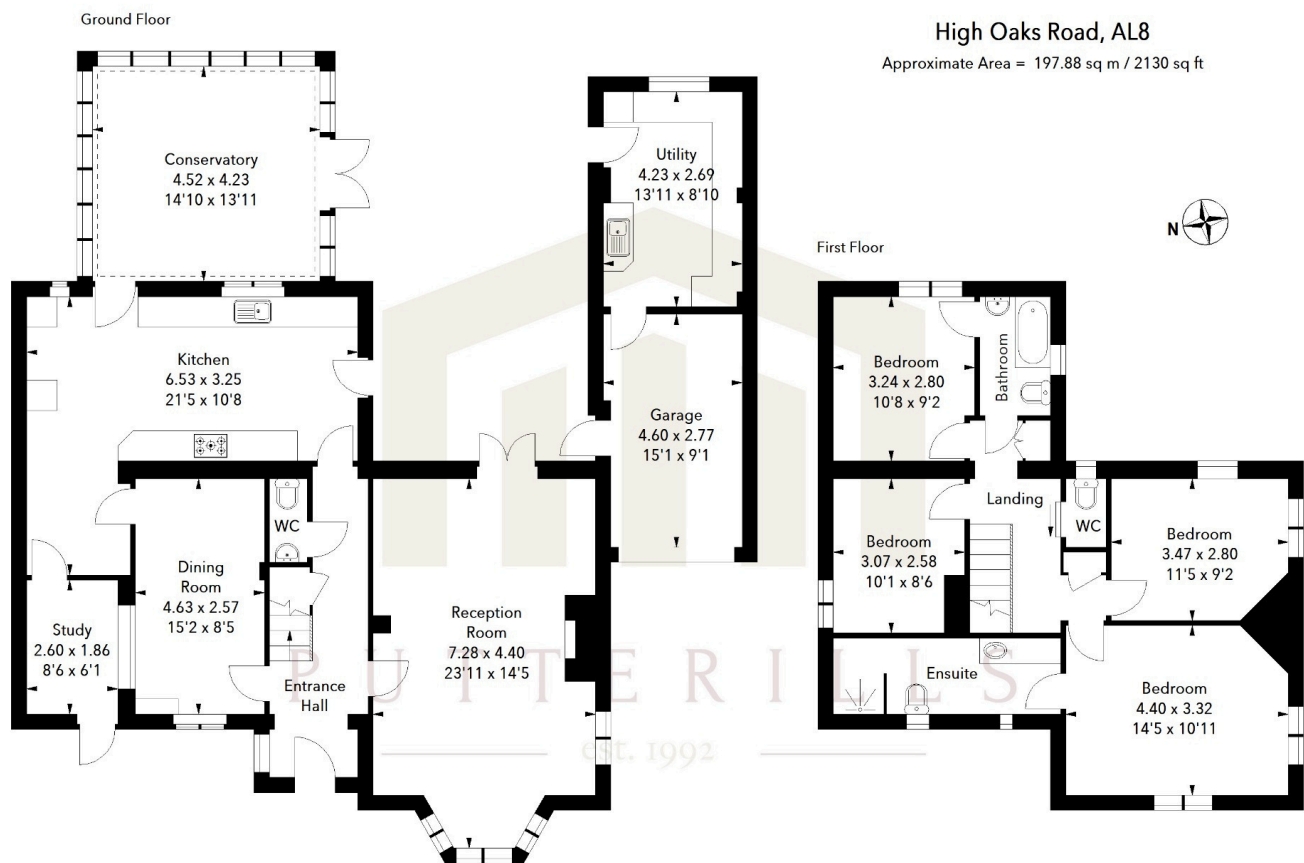


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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LOCAL AUTHORITY
Welwyn Hatfield

TENURE Leasehold

COUNCIL TAX BAND
F

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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