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## Broadleaf Grove, Welwyn Garden City

A beautifully presented detached family home, with stunning open-plan kitchen/dining room extension and mature gardens, conveniently located for local schools and transport links.

**£1,450,000**

01992 87 85 80

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### Overall Description

This property is the ideal home for professional families wanting to move out of London to enjoy a better quality of life whilst staying within an easy commuting distance. Built in 1996, it was significantly extended in 2009 and then further upgraded and modernised by the current owners into what is now a substantial and stylish family home. The heart of the home is undoubtedly the spacious open-plan bespoke kitchen, dining and family area with two large double tri-fold doors opening out into the attractive landscaped gardens - perfect for bringing the outside into the house on a summer's day. The house has a light and airy feel throughout from the large open entrance hall, to the three further reception rooms including spacious sitting room with new wood burning stove, study with quality fitted office furniture and family TV room. Upstairs there is a large master bedroom with luxury en-suite, second guest en-suite bedroom, three further bedrooms and a family bathroom. There is even scope for further bedrooms in the large loft if needed - subject to the usual consents. The back mature garden is around a quarter of an acre and it has decking/patio areas for entertaining and even a hand-built children's play area as well as a dedicated space for a hot tub. The double garage was recently converted into a gym/games room, fully insulated with new electric doors, but can be used as a double garage if so desired. There is upgraded security with alarm sensors throughout the house and the Ring system set up on the front and side entrances which you can monitor from your phone via an App. The driveway has been brick-paved and has parking for six plus cars. If you want a truly special family home close to local transport links and schools, then this property could be for you. To watch our Virtual Video Guided Tour please search for "4 Broadleaf Grove" on You Tube. We have an Open Day booked for Saturday the 12th of March so please call to book in your viewing time slot.

### Location

This very well appointed family home sits in a cul-de-sac of other similar detached properties in a tucked away location in Sherrardswood Park on the edge of the popular commuter town of Welwyn Garden City. This house offers the best of both worlds as it is under a mile from Old Welwyn, a picturesque village with proper pubs, excellent restaurants, local shops and even the remains of a Roman Baths, and yet is also a twenty minute walk from the centre of Welwyn Garden City which has excellent family restaurants and shopping including the Howard Shopping Centre, John Lewis department store, and Waitrose. There is very good public and private schooling in the area including Sherrardswood School, Monks Walk and Knightfield Schools (the latter two are within walking distance), whilst the independent schools in St. Albans and Hertford are also close by. The area has very good transport links: Welwyn Garden City station (Kings Cross in under 25 minutes) is a 20 minute walk away, Welwyn North is five minutes by car and the A1 (J6) is less than a mile away. The area is ideal for busy families with beautiful Hertfordshire countryside on your door step and a wide selection of sporting and other leisure activities such as golf, tennis and riding nearby.

### Accommodation

From the private drive and front garden the front door leads into the:

#### Entrance Hall 24'11" x 10'11" widest (7.59 x 3.33 widest)

Window to front. Deep cloaks cupboard. High quality and hard-wearing oak-effect flooring. Stairs to first floor with under-stairs cupboard. Two radiators with covers.

#### Cloakroom 6'2" x 2'7" (1.88 x 0.79)

Window to front. Low-level WC. Vanity unit with wash-hand basin and cupboard. Modern heated towel rail. Tiled floor.

#### Family TV Room 15'7" into bay x 14'3" (4.75 into bay x 4.34)

Bay window to front. Fitted storage cupboards with desk and shelving along one wall (one houses wiring for TV (Sky), internet, Playstation, etc.). Radiator with cover.

#### Study 12'2" x 11'3" (3.71 x 3.43)

Windows to front and side. Fitted desk, cupboards and shelving units. Telephone point. Spotlights. Oak-effect flooring. Radiator.

#### Sitting Room 21'10" x 17'2" (6.65 x 5.23)

Two windows and French doors to rear overlooking the garden. Attractive stone surround fireplace with wood-burning stove. Oak-effect flooring. Dado rail. TV, Sky and phone points. Two radiators with covers.

#### Kitchen/Dining/Family Room 27'7" widest x 25'11" widest (8.41 widest x 7.90 widest)

A magnificent room, the heart of the home, with two large double tri-fold doors opening out to the rear and side to open the kitchen completely into the garden on a summer's day. Two further windows overlooking the mature gardens. Very good range of modern kitchen units with Kashmir granite work-tops, central island with breakfast bar, wine fridge and two stainless steel sink units, one with Insinkerator boiling water tap and waste disposal unit. Water softener. Solid marble flooring with under-floor heating. Four oven gas-fired AGA (with AIMS for economy). Eye-level double electric oven/grill with microwave above. Five-ring gas hob with extractor. Dishwasher. Space and plumbing for American style fridge/freezer. Separate dining and family seating areas, the latter with wall-mounted TV and Sky point. Integrated music speaker system. Spotlights. Door to:

#### Utility Room 12'2" x 9'6" (3.71 x 2.90)

Window to side. Kitchen units with roll-top work surfaces and stainless steel sink unit with cupboards above. Space and plumbing for washing-machine, tumble-drier and dishwasher. Solid marble floor. Radiator. Two full length cupboards. Gas boiler (new May 2020). Glazed door to side opposite double garage.

#### First Floor 19'3" x 10'5" widest (5.87 x 3.18 widest)

From the entrance hall stairs lead up to the landing. Window to rear. Two large under-eaves storage cupboards. Airing cupboard with wooden slatted shelving. Cupboard housing Megaflor hot water tank. Spotlights. Loft hatch to large, partially boarded attic (another property in the area has converted their loft into additional bedrooms and this would be an option if needed, subject to the usual consents). Radiator.

#### Master Bedroom 14'10" x 12'7" (4.52 x 3.84)

Window to front. Large fitted double wardrobe units with bedside tables, shelving, storage cupboards and dresser. Two further fitted wardrobes. TV/Telephone points. Radiator. Door to:

#### En-Suite Shower Room 8'5" x 6'11" (2.57 x 2.11)

Frosted window to side. Newly fitted double walk-in shower cubicle with glass shower screen. Low-level WC. Vanity unit with wash-hand basin and cupboard beneath. Large mirrored cabinet with lighting and shaver socket. Modern heated towel rail. Travertine walls and floor (with under-floor heating). Spotlights.



**Bedroom Two 15'11" widest x 12'1" (4.85 widest x 3.68)**

Window to front. Fitted wardrobes. TV point. Radiator. Door to:

**En-Suite Shower Room 9'4" x 3'10" (2.84 x 1.17)**

Frosted window to side. Fitted double shower cubicle. Low-level WC. Wash-hand basin. Mirrored cabinet. Double shaver socket. Extractor. Spotlights. Radiator.

**Bedroom Three 14'8" x 11'1" (4.47 x 3.38)**

Window to rear. Fitted wardrobe. Radiator.

**Family Bathroom 8'8" x 8'6" (2.64 x 2.59)**

Frosted window to side. Double glass shower cubicle. Large free-standing bath with hand shower. Low-level WC. Vanity unit with wash-hand basin and cupboard beneath. Double shaver socket. Two modern heated towel rails. Travatine walls and floor with under-floor heating. Extractor fan. Spotlights.

**Bedroom Four 17'2" x 8'5" (5.23 x 2.57)**

Window to side. Fitted desk unit and shelving. Fitted wardrobes and cupboards. Radiator.

**Bedroom Five 8'9" x 8'7" (2.67 x 2.62)**

Window to front. Fitted wardrobes and shelving. Radiator.

**Outside**

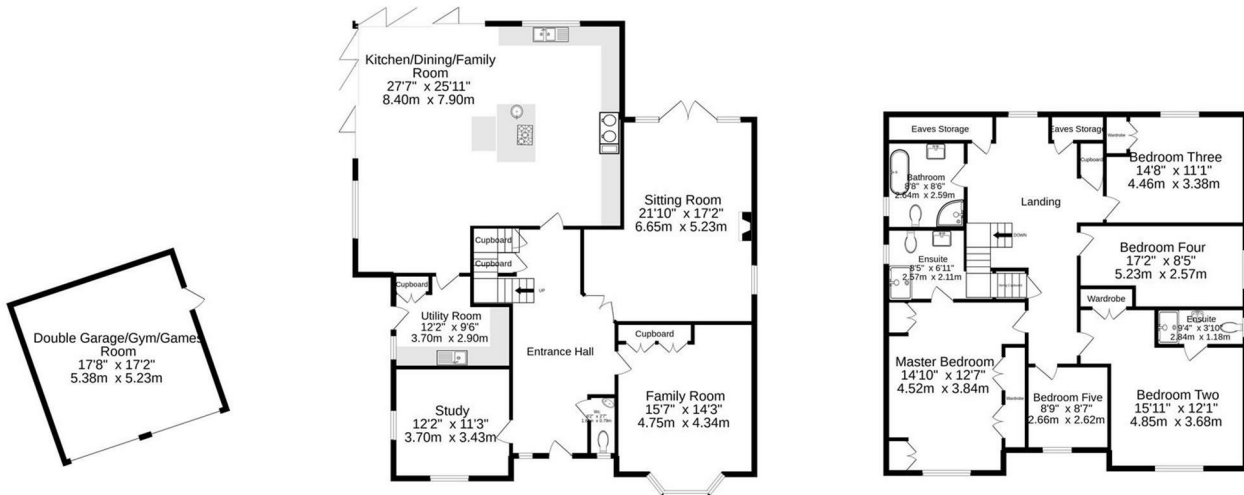
The property is approached up a private drive, which the owner has block-paved, with parking for six or more cars next to the DOUBLE GARAGE: 17'8 x 17'2 recently converted into a fully insulated gym/games room by Garageflex, with two new sliding electric garage doors, rubber matting, electric light/power, TV aerial point and door to side (this has been cleverly designed so that it can still be used as a double garage if so desired). From the front garden a gate leads to the private back garden that has been attractively landscaped with a central lawn, flower beds, mature trees to the edges, a raised area of decking (with lighting) and a second patio area to catch the late evening sun. Hand-made children's play area. New GARDEN SHED with useful storage area concealed behind trellis. Garden tap and irrigation system. External power sockets. Separate space for hot tub with wiring and lighting in place. The garden amounts to approximately a quarter of an acre, is fenced for privacy, and has a gate to the rear.

**Services and Other Information**

Mains water, drainage, gas and electricity. Gas central heating (new boiler May 2020). Gas fired AGA. Upgraded alarm system with sensors throughout the house and the Ring system (with associated App) fitted to the front and side entrances to the house. Security floodlighting. Double-glazed windows. Water softener. Insinkerator boiling water tap and waste disposal unit. Broadband (15mb/s). Approx: 3,000 square feet.

Ground Floor


1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>69</p>	<p>75</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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