

# NOVUS Residential

SALES  
LETTINGS  
MANAGEMENT

MARDLEY HILL, WELWYN, AL6



A well-presented and spacious 4 bedroom detached family home which has a beautiful mature garden, large sweeping driveway with parking for several cars and garage. The property which is offered in excellent decorative condition throughout extends to approx. 2230 sqft. The ground floor accommodation consists of a reception hall / study, guest cloakroom, dual aspect sitting room with fireplace, central kitchen / dining room with part vaulted ceiling and doors to terrace, garden room, utility room and garage. The first floor offers four bedrooms, one with en suite shower room, family bathroom and loft access. Additional benefits include double glazing, gas central heating and hot water and planning permission for an extension over the garage.

The sought after residential area of Mardley Heath and Oaklands is situated just north east of Welwyn village & has access to beautiful country walks and woodland. The local area has a junior/mixed infant school and a parade of shops which include a post office, convenience store, flower shop & local butcher. Further afield is Welwyn Garden City which is approximately 4 miles to the south & offers a large range of cafes, restaurants and a large shopping centre. There are excellent rail links in the nearby villages of Knebworth & Digswell (Welwyn North) which are approximately 5 minutes by car.

**£1,075,000 (Subject to Contract)**

**FREEHOLD**

0208 350 8936

[move@novusresidential.co.uk](mailto:move@novusresidential.co.uk)

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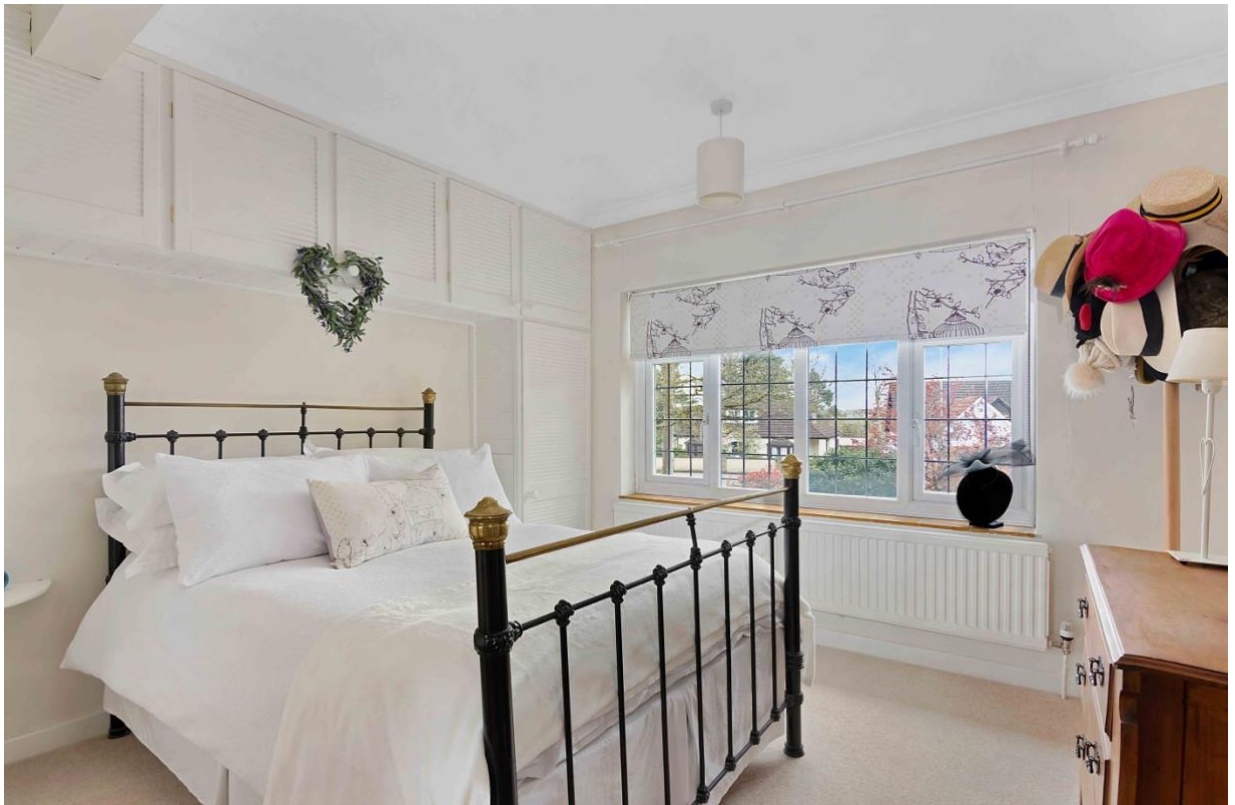
**PRS** Property  
Redress  
Scheme



**Council Tax - G £3,367 (WELWYN HATFIELD)**



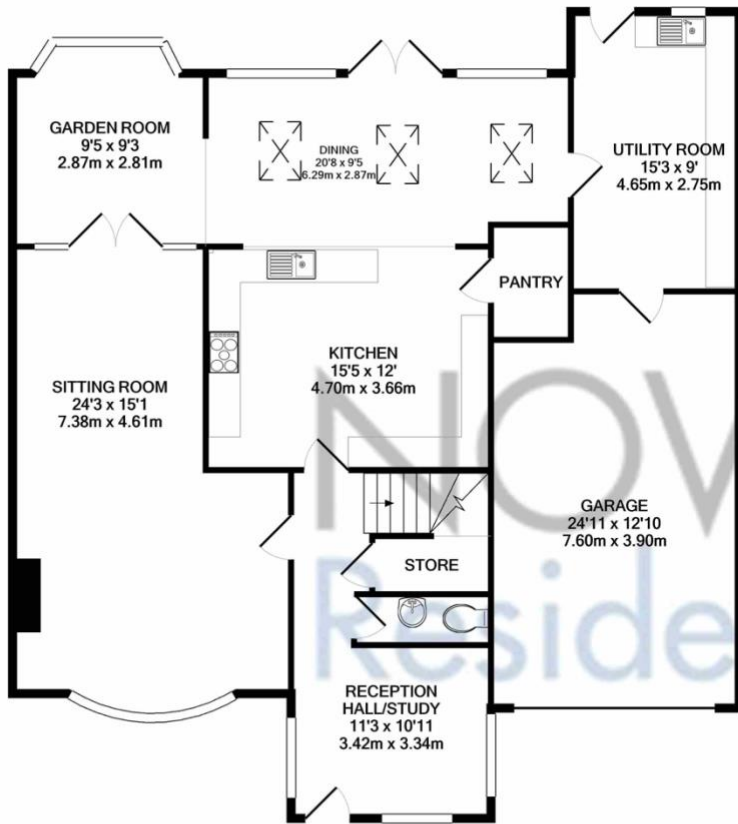




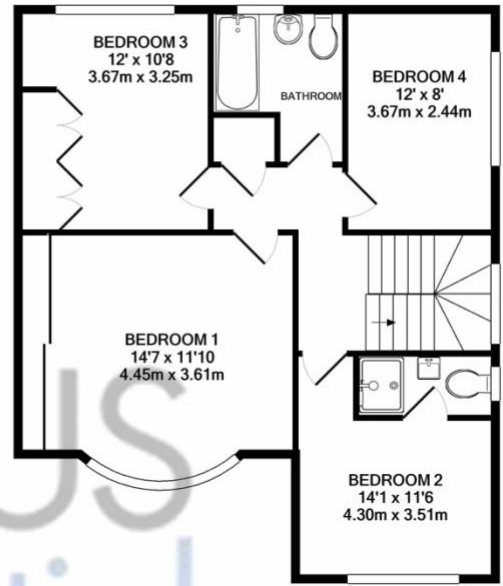








GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 2227 SQ.FT. (206.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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