



1 Reeves Court, Welwyn, Hertfordshire

STRUTT & PARKER
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1 Reeves Court Welwyn, Hertfordshire, AL6 9FU

A modern and spacious 5 bedroom family home in a tranquil setting on the edge of Welwyn village.

Welwyn Village 1.2 miles, A1M (Junction 6) 1.3 miles, Welwyn North mainline station 2.3 miles (London Kings Cross 20 minutes), Welwyn Garden City centre 2.6 miles, Harpenden 9.6 miles, Central London 27.5 miles

Reception hall | Sitting room | Kitchen/dining room | Study | Utility | Cloakroom | Principal bedroom with en suite bathroom, dressing room and 2 balconies | 4 Further bedrooms (1 en suite) | Family bathroom | Double garage Garden | EPC rating B

The property

1 Reeves Court offers spacious, light and airy accommodation across two floors. The decor is to a clean, neutral design and the property is very well presented. From the reception hall, glazed double doors give access into a front-aspect sitting room, with bay window and an outlook to the landscaped grounds of this modern and sought-after development.

To the rear of the property, a further set of double doors open into a large kitchen/dining room, which is filled with natural light courtesy of bi-fold doors. The kitchen has tiled flooring and is fitted with a range of modern wall, base units, and integrated appliances. A useful utility room is adjacent, and the ground floor accommodation is completed by a study, suitable for home-working, and a cloakroom.

On the first floor, the impressive principal bedroom has dual-aspect doors opening onto

balconies, a well-fitted en suite bathroom and a dressing room.

There are four further bedrooms, one with en suite bathroom, and an excellent family bathroom at this level.

Outside

This red-brick house, with decorative render and timber exterior, has a paved driveway giving access to the garage and to the porch at its entrance. Low hedging and young trees mark the edge of the corner plot, along with an area of lawn.

The rear garden is bordered by walls on two sides and has a paved terrace for outdoor dining and relaxation. Flower borders edge the lawn and are planted with a variety of shrubs, perennial plants and specimen trees.

Location

The property is located within Wilshere Park, a beautiful modern development on the edge of Welwyn, which offers a range of shopping for every day convenience, as well as local pubs and restaurants.

More extensive amenities are available in nearby Welwyn Garden City to the south, including a shopping centre with a John Lewis department store and Waitrose and Sainsbury's supermarkets.

The town has a leisure centre and nearby Stanborough Park offers a water sports centre and countryside park for walking. Golf is available in the area, including the championship courses at Hanbury Manor and Brocket Hall.

Extensive schooling is widely available in the area, including the renowned Sherrardswood School within very easy reach of the property, Heathmount, Kingshott and Haileybury College.







Main House internal area 2,524 sq ft (234 sq m)
 Garage internal area 421 sq ft (39 sq m)
 Balcony external area 166 sq ft (15 sq m)
 Total internal area 2,945 sq ft (274 sq m)

Directions

Travelling north on the A1(M) take the exit at Junction 6 and at the first roundabout take the first exit onto Digswell Hill/B197. After approximately half a mile, turn right onto Frythe Avenue and on entering the private development take the third turning from the roundabout onto Butterwick Way. The right-hand turn onto Reeves Court is a short distance, where the property will be found on the left-hand side.

General

Local Authority: Welwyn Hatfield Council.

Services: Mains electricity, gas, water and drainage. The property benefits from a Vent Axia ventilation extraction system designed to improve the air quality and extraction of odours.

Council Tax: Band H

Guide Price: £1,195,000 **Tenure:** Freehold

Harpenden

49 High Street, Harpenden, Hertfordshire AL5 2SJ

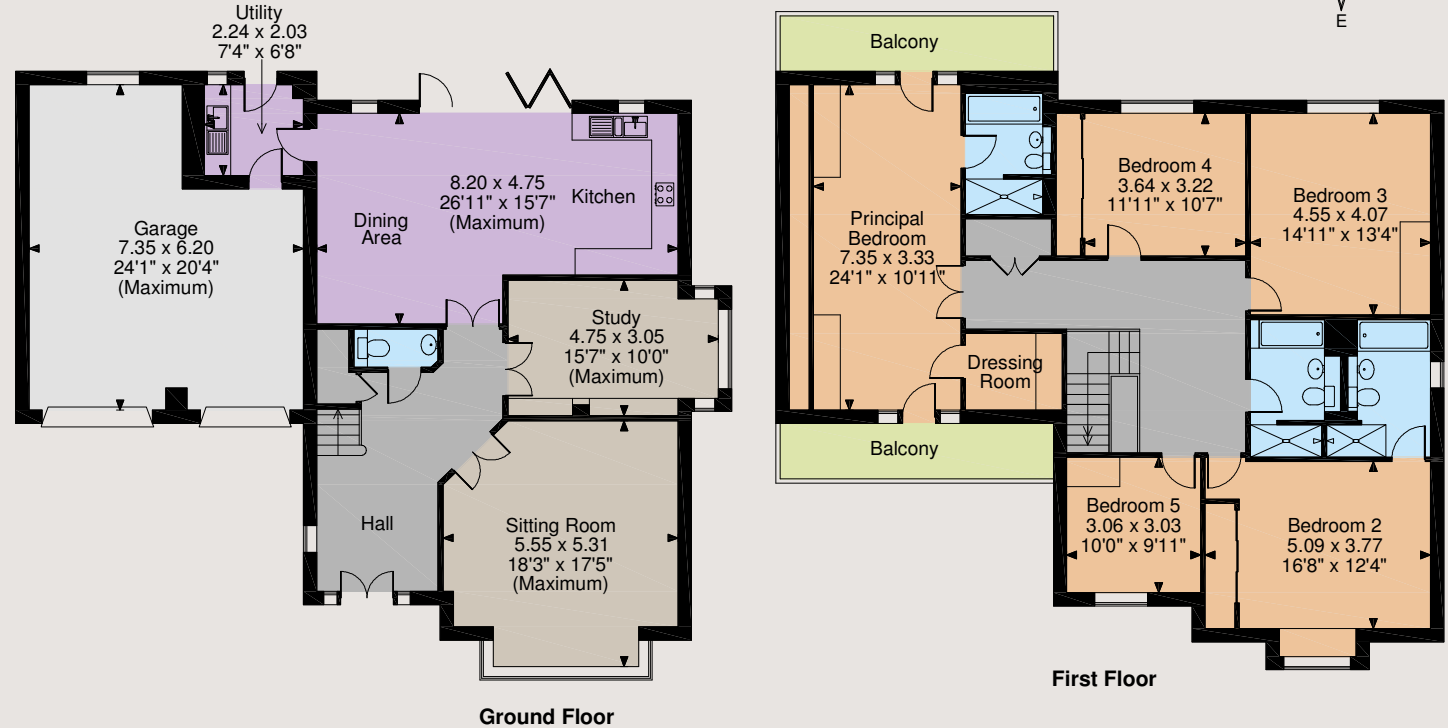
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