



The Laurels, Mill Green, Hatfield, Hertfordshire, AL9 5NZ
Offers In Excess of £1,000,000

The Laurels: Elegant Victorian Gem with a Blend of History and Modern features

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Property Summary

The Laurels is a beautifully extended four-bedroom Victorian home, originally built in the late 1880s for the Lord Salisbury Estate. Constructed for Mr. Starkey, the estate engineer, this historical property remained in his family's care until 1975. Featuring an original coach house at the rear, the house was extended shortly after its construction to incorporate the coach house into the main dwelling.

Nestled in Mill Green, between Welwyn Garden City and Hatfield, The Laurels benefits from a desirable location. Once part of the Hatfield House Estate, many properties in Mill Green are now privately owned. The area is conveniently separated from the Hatfield estate by the A414, and Hatfield mainline station is just over a mile away, providing excellent commuter services to London, Cambridge, and Peterborough.

The main house offers a spacious and well-appointed layout. The ground floor includes a welcoming entrance hall, sitting room, dining room, snug room, cloakroom, conservatory, bespoke kitchen, garden room, and utility room. On the first floor, you will find four bedrooms, including a master bedroom with an en-suite bathroom, as well as a family bathroom.

Externally, The Laurels is set within a mature, well-maintained wrap-around garden. A large gravelled driveway provides ample parking and leads to a double garage. Additionally, The Laurels features a fully self-contained annexe, ideal for guests or extended family. The annexe includes a private entrance, a bedroom, and a shower room, offering complete independence and privacy from the main house.

While The Laurels retains much of its historic charm, a degree of modernisation would further enhance its appeal, making it a perfect blend of tradition and contemporary comfort.





















Property Information



Services:

Mains Water, Mains Electricity, Gas and Mains Drainage

Tenure:

Freehold

Local Authority:

Welwyn Hatfield

Council Tax:

Band G

EPC:

Band F (rating 26)

Directions:

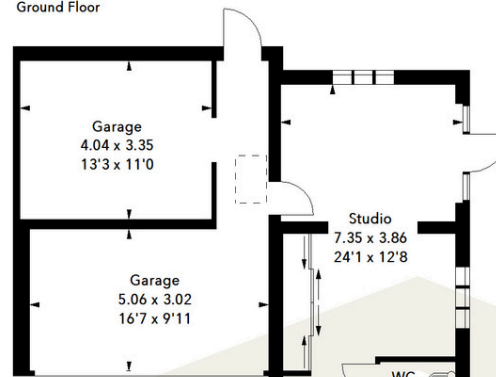
AL9 5NZ

Viewings:

All viewings strictly by appointment via the vendor's sole agents, Putterills.

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.

Ground Floor

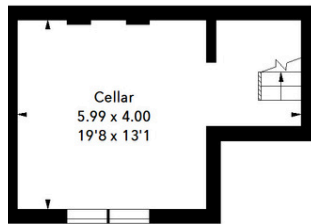


The Laurels, AL9

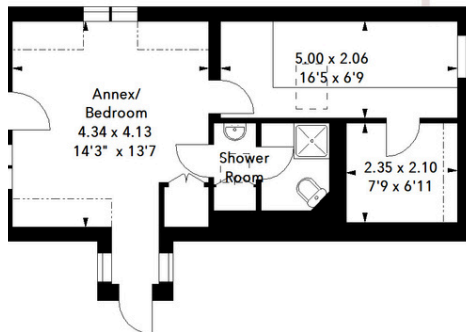
Approximate Area = 351.16 sq m / 3780 sq ft
(Including Annex & Outbuilding)
Annex = 40.88 sq m / 440 sq ft
Outbuilding = 10.50 sq m / 113 sq ft



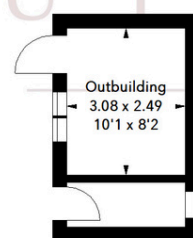
Basement



Ground Floor



Ground Floor



First Floor

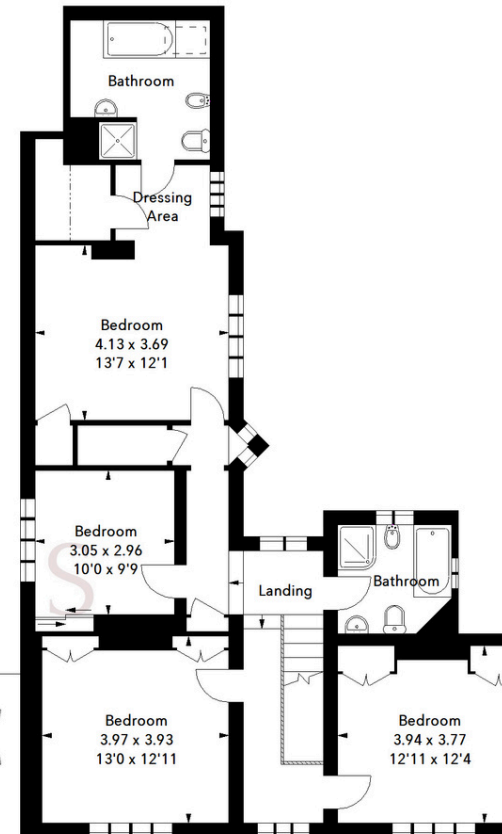


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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