



PUTTERILLS

— est. 1992 —

**£575,000**

**Rosedale**

Welwyn Garden City AL7 1DP



# PROPERTY SUMMARY

A welcoming entrance hallway offers access to the guest WC on the right, the formal dining room to the left, and the kitchen/breakfast room straight ahead. The dining room, enjoying a front-facing aspect, flows effortlessly into the elegant rear sitting room, a beautifully light-filled space where French doors open onto the garden. At its heart, a log-burning stove framed by a bespoke oak mantel lends both warmth and character, creating an inviting setting for entertaining or quiet evenings by the fire. The kitchen/breakfast room is well-appointed with a range of cabinetry, integrated dishwasher, space for a Rangemaster cooker, and ample room for casual dining. A separate utility area offers additional practicality, keeping laundry and storage out of sight. Upstairs, the dual-aspect principal bedroom is bathed in natural light and features generous built-in wardrobes. The second double bedroom, also with fitted wardrobes, overlooks the garden, while the third bedroom offers flexibility as a single room or home office. The modern family bathroom is fully tiled in a smart palette, with a contemporary suite including an over-bath shower. The north-west facing rear garden is a private haven, benefitting from late afternoon and evening sun, perfect for al fresco dining and weekend relaxation. A level lawn is bordered by mature planting, and the patio area flows naturally from the sitting room. To the side of the property, the original garage has been converted into a home office with power, lighting, heating, and double-glazed windows, offering an excellent space for remote working, a studio, or additional hobbies, complemented by a large timber shed for garden storage.

3



1



2





















Approximate Gross Internal Area  
 Ground Floor = 72.6 sq m / 781 sq ft  
 First Floor = 42.3 sq m / 455 sq ft  
 Shed = 10.8 sq m / 116 sq ft  
 Outbuilding = 11.1 sq m / 120 sq ft  
 Total = 136.8 sq m / 1,472 sq ft



LOCAL AUTHORITY  
 Welwyn Hatfield

TENURE Freehold

COUNCIL TAX BAND  
 D

VIEWINGS

By prior appointment only

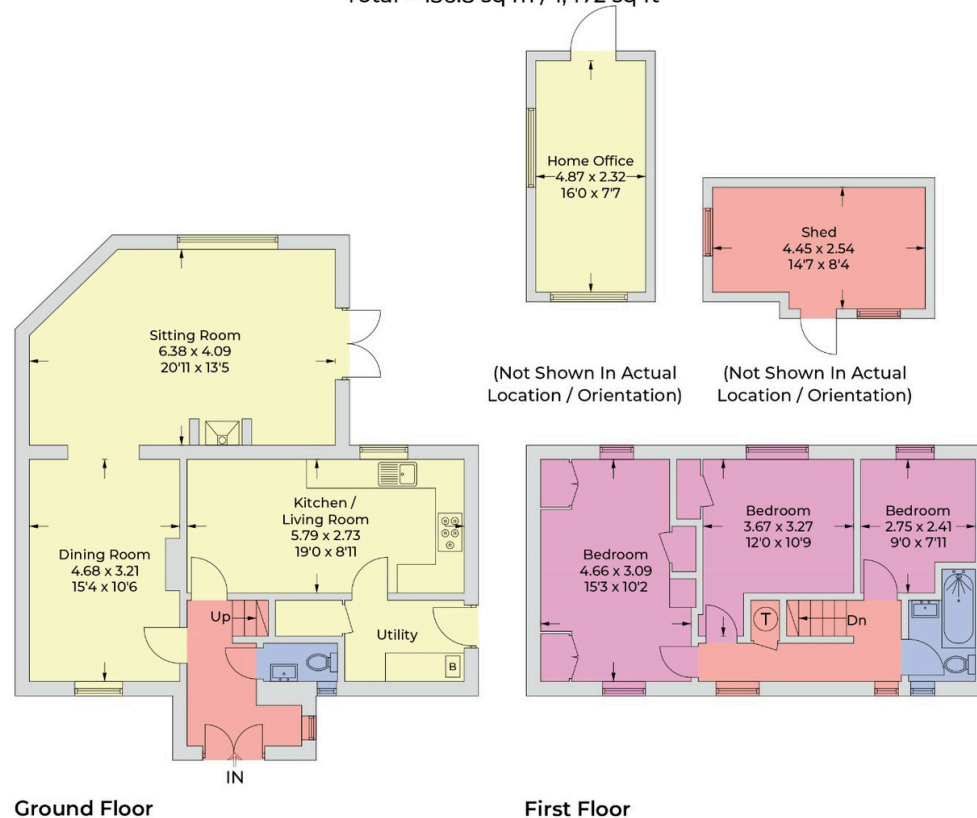


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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