



P U T T E R I L L S

— est. 1992 —

Wilkins Green Lane, Hatfield, AL10 9RT  
Guide Price £1,250,000



# PROPERTY SUMMARY

Nestled in the tranquil, rural setting of Wilkins Green Lane, this exceptional four-bedroom detached Art Deco-style home presents a unique opportunity for discerning buyers. Offered to the market chain free, this property combines timeless architectural elegance with significant potential for future enhancement, subject to planning permission.

Step inside to discover a thoughtfully laid out interior, boasting two spacious reception rooms that offer versatile living accommodation. The first floor is home to four well-proportioned bedrooms, providing comfortable and private retreats for all members of the household.

One of the standout features of this magnificent property is its expansive rear garden. This substantial outdoor space offers a private oasis, perfect for alfresco dining, gardening enthusiasts, or simply enjoying the peace and quiet of the rural location.

4



1



2







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Approximate Gross Internal Area  
 Ground Floor = 75.6 sq m / 814 sq ft  
 First Floor = 68.7 sq m / 739 sq ft  
 Garages = 30.9 sq m / 333 sq ft  
 Total = 175.2 sq m / 1,886 sq ft



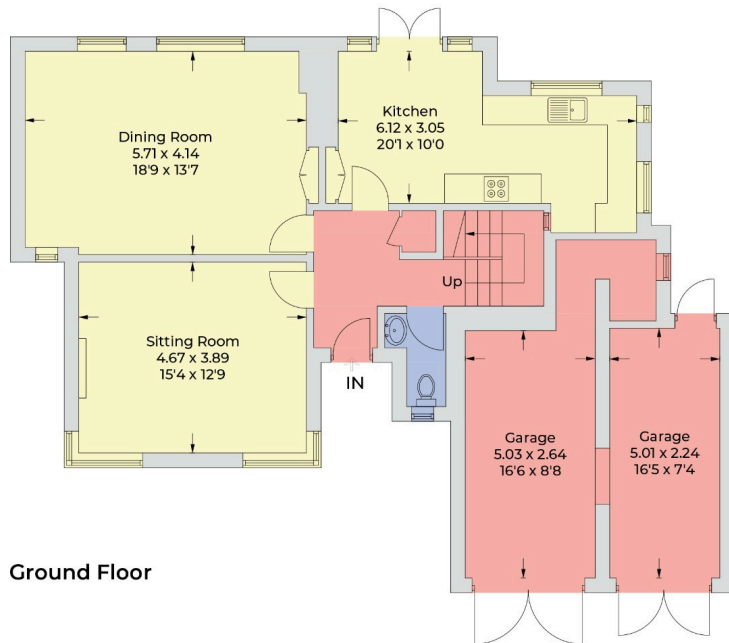
LOCAL AUTHORITY  
 Welwyn Hatfield

TENURE Freehold

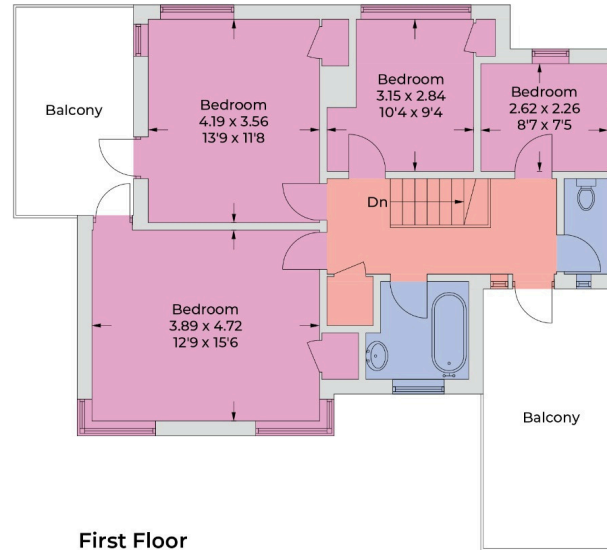
COUNCIL TAX BAND  
 H

#### VIEWINGS

By prior appointment only



Ground Floor



First Floor

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		
55-68	D		60 D
39-54	E	39 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



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