



PUTTERILLS

— est. 1992 —

Mill Lane, Welwyn, AL6 9ET
Guide Price £450,000

PROPERTY SUMMARY

Set along a charming lane in Welwyn Village, this beautifully presented two-bedroom cottage blends period character with modern comfort.

The cosy living room features a wood-burning stove and oak flooring, while the extended kitchen boasts a vaulted ceiling, stylish fittings, and bi-fold doors opening to a private courtyard. A ground-floor WC adds convenience.

Upstairs are two well-proportioned bedrooms and a modern family bathroom. Located within the village Conservation Area, the property enjoys a peaceful setting close to local amenities and rail links to London King's Cross.

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LOCAL AUTHORITY
Welwyn Hatfield

TENURE Freehold

COUNCIL TAX BAND
D

VIEWINGS

By prior appointment only

Mill Lane, AL6

Approximate Area = 59.92 sq m / 645 sq ft

Ground Floor

First Floor

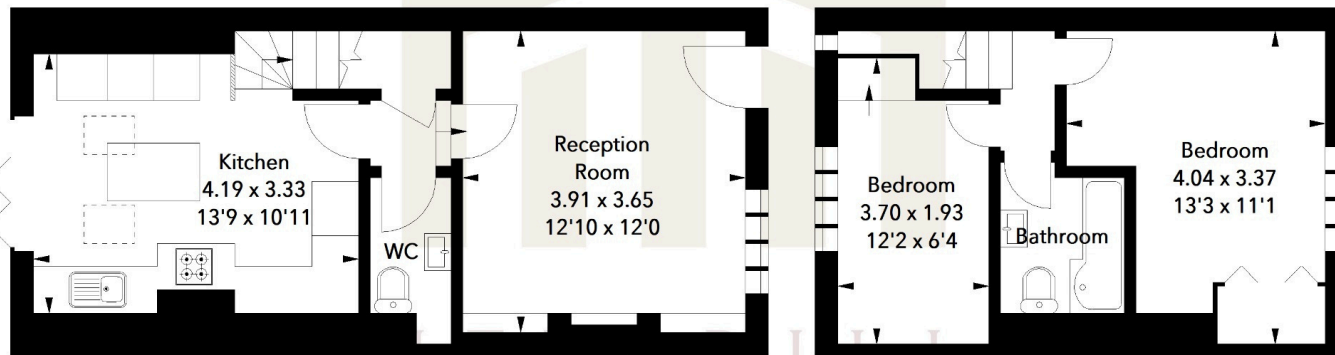


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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