

Delightful Georgian style house in lovely grounds

Brickwall Close, Ayot St. Peter, Welwyn, Hertfordshire, AL6 9AA



Detached semi rural residence • Completely refurbished • Luxury high quality bathroom fixtures and fittings • Large Private gated driveway • Double carport garage • Extensive parking

Local Information

Mileages (Approx)
Welwyn Garden City Station – 2.6
miles, M25 (junction 23) 16
miles, M1 (junction 9) - 11.7
miles, St Albans 9.8 miles,
Harpenden 8.5

Communications in the area are excellent. The A1(M) is about 2.5 miles away. From Welwyn Garden City there are frequent trains to London (Kings Cross) and the City, taking about 30 minutes, and from Harpenden (about 6 miles) to London (Blackfriars) taking about 40 minutes. Major airports are very accessible with Luton about 10 miles away, Stansted 30 miles and Heathrow 38 miles.

There is a fantastic selection of golf courses in the area including Brockett Hall with its superb Auberge du Lac restaurant, Knebworth, Mid Herts at nearby Gustard Wood and the challenging course at Hammonds End, Harpenden.

Good schools are numerous and include Haileybury College and Heath Mount Preparatory School, both in Hertford, Aldwickbury Preparatory School and St Hilda's Girls school at Harpenden, and St. Alban's High School for Girls and the St Albans Boys at St. Albans.

About this property

This newly renovated Georgian style detached family residence has undergone total refurbishment and extended to an

extremely high standard. The ground floor accommodation comprises a fully fitted kitchen, down stairs cloakroom, two reception rooms and a dual aspect living room with double doors opening on to the patio area. On the first floor there is a master bedroom and two further bedrooms. There is a family bathroom with high quality fixture and fittings with a free standing bath and large walk in shower. Large driveway provides ample parking for numerous cars, Double car port and Gated entrance.

Tenure

Freehold

Local Authority

Welwyn Hatfield Borough Council

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden Office.
Telephone: 01582 465 000.



















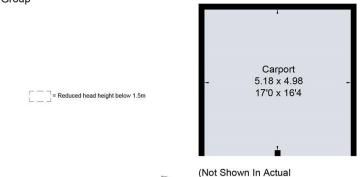




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Approximate Area = 110.7 sq m / 1191 sq ft (Excluding Carport) Including Limited Use Area (1.8 sq m / 19 sq ft) For identification only. Not to scale. © Fourwalls Group

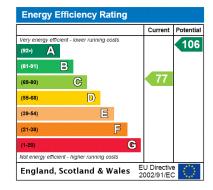






Bedroom 1 Bedroom 2 4.24 x 3.58 3.52 x 2.42 13'11 x 11'9 11'7 x 7'11 Bedroom 3 2.71 x 2.61 8'11 x 8'7

Ground Floor First Floor Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) fourwalls-group.com 254153



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