





Located in the well sought after area of **OAKLANDS**, this **SUBSTANTIAL SEMI-DETACHED** family property offers accommodation that spans in excess of **3600 SQUARE FEET**. The property does **REQUIRE UPDATING** and modernisation, however, offers a **UNIQUE OPPORTUNITY** to further develop or to be used as a substantial family residence.

Guide Price: £700,000 – For Sale via secure sale online bidding – terms and conditions apply.

The property is currently configured as five apartments varying in size from one bedroom to three bedrooms each benefiting from private access and mains services to all the units. There is a large conservatory area and basement providing ample storage facilities. The property enjoys mature gardens both to the front and rear and the property sits on approximately 1/5th of an acre. This property has the potential be further developed, subject to planning permission being sought and granted, and plans have been prepared for a self-contained bungalow.

The property is situated on a corner site offering access and parking for several vehicles plus a large front and rear garden area with private side access from Oaklea. Oaklands is situated within close proximity to various motorway links including the A1(M), Welwyn North mainline railway station, both primary and secondary schooling, and a wide range of shopping facilities in nearby Welwyn Garden City.

EPC Rating: F 27

Council Tax Band: F





APARTMENT 1

Kitchen

Living Room 7.53m x 4.00m (24'8" x 13'1").

Bedroom 4.71m x 3.06m (15'5" x 10').

Shower Room

APARTMENT 2

Kitchen/Dining Room 5.32m x 4.76m (17'5" x 15'7").

Living Room/Bedroom 9.36m x 6.79m (30'9" x 22'3").

Shower Room

Conservatory 9.36m x 4.14m (30'9" x 13'7").

Basement 6.31m x 2.98m (20'8" x 9'9").

APARTMENT 3

Kitchen

Bedroom 4.87m x 3.24m (16' x 10'8").

Bedroom 3.58m x 3.38m (11'9" x 11'1").

Shower Room

APARTMENT 4

Kitchen/ Living Room 4.73m x 3.38m (15'6" x 11'1").

Bedroom 4.73m x 4.04m (15'6" x 13'3").

Bathroom

APARTMENT 5

Kitchen 4.97m x 3.40m (16'4" x 11'2").

Living Room 3.40m x 3.35m (11'2" x 11').

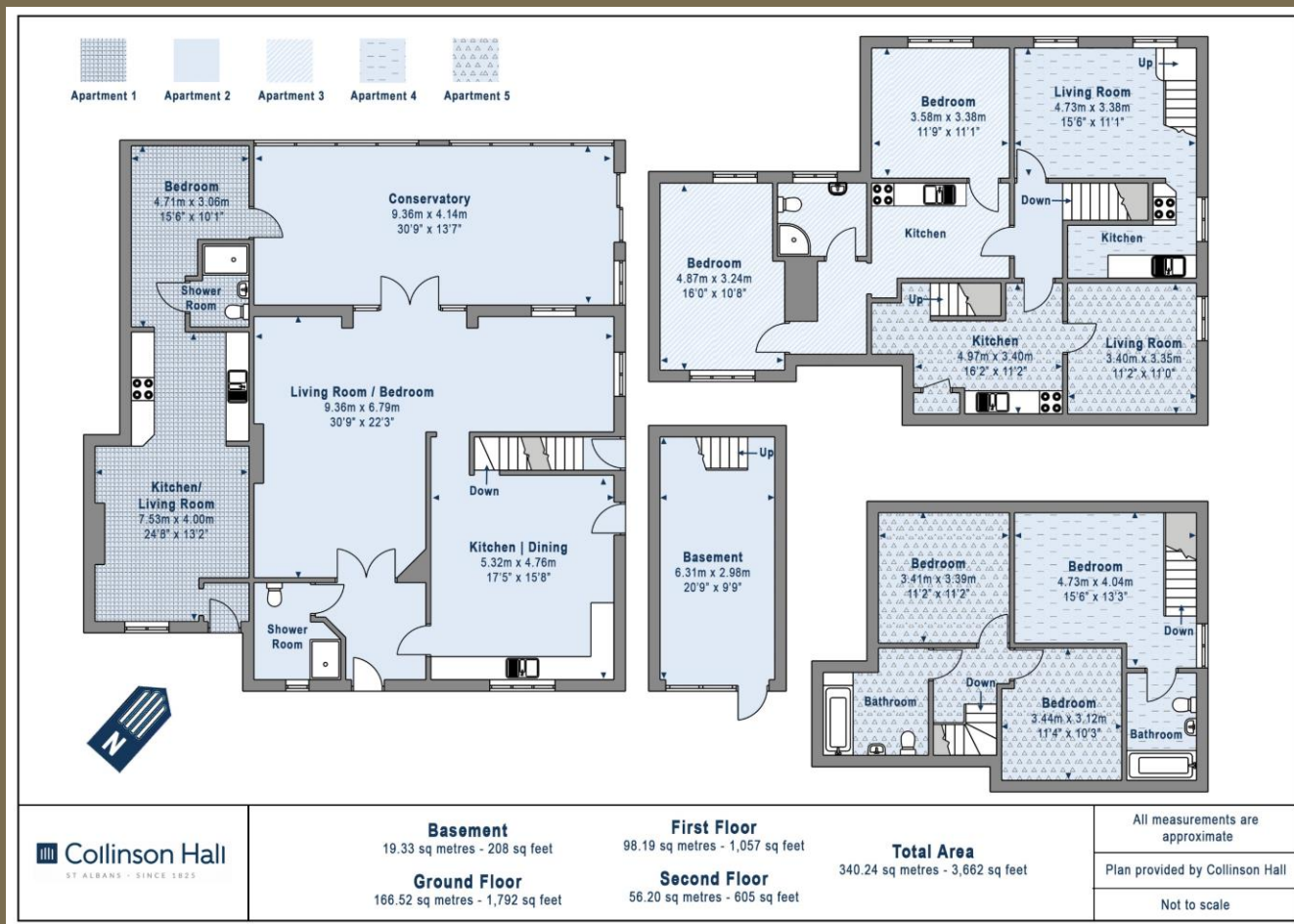
Bedroom 3.41m x 3.39m (11'2" x 11'1").

Bedroom 3.44m x 3.12m (11'3" x 10'3").

Bathroom







PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



collinsonhall.co.uk

City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk

