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1, Tanglewood

Welwyn,
Hertfordshire, AL6 0RU
Guide Price £750,000

An impressive and highly versatile detached bungalow situated in the sought-after Tanglewood area of Welwyn. The property offers generous accommodation including four bedrooms, multiple reception spaces and a substantial conservatory, together with a detached self-contained multi pupose room with Kitchenette and shower room, extensive parking and a mature, private rear garden.

- Cul de sac location in the popular Oaklands area
- Kitchen/breakfast room and separate utility room
- Extensive driveway parking and substantial mature rear garden
- Detached Multi purpose room formaly a double garage
- Large conservatory overlooking the garden
- Family bathroom, shower room and cloakroom
- 4 Bed detached Bungalow
- Generous Living room with seperate Dining Area

Ground Floor Building 1

Ground Floor Building 2

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Approximate total area(1)

193.9 m²

2088 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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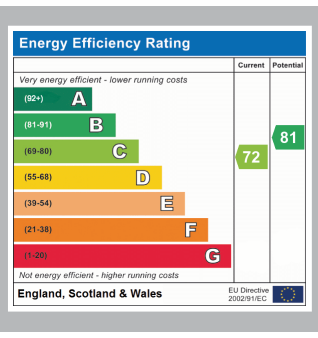

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Outside

Front Garden

The property is approached across an extensive gravelled frontage providing generous off-road parking for several vehicles. Mature trees, shrubs and established planting create an attractive, leafy setting and a good degree of privacy, while a substantial detached outbuilding offers excellent additional storage or workshop space.

Rear Garden

A substantial and mature rear garden offering a high degree of privacy, enclosed by established hedging and trees. The garden is arranged across several distinct areas, including a central lawn, well-stocked borders, paved seating spaces and a timber-framed arbour. A more secluded lower section features raised planting beds, timber sheds, a rainwater butt, built-in brick barbecue and firepit, creating excellent space for gardening, entertaining and outdoor relaxation.

Ground Floor

Entrance Hall

A bright and welcoming entrance hall featuring a modern front door with inset glazed panels and a full-height side window allowing plenty of natural light. Finished with practical tiled flooring, a radiator and useful space for coats and footwear, with glazed internal doors leading into the adjoining accommodation.

Inner Hall

The inner hallway runs across the width of the property, providing convenient access to all rooms. Finished with wood-effect flooring and neutral décor, it benefits from radiators, glazed doors and useful built-in storage cupboards, including access to the loft.

Cloakroom

The cloakroom is fitted with a modern wall-mounted wash basin and concealed-cistern WC. Finished with neutral tiled flooring and a tiled splashback

Kitchen/Breakfast Room

A spacious kitchen/breakfast room fitted with an extensive range of wall and base units, contrasting work surfaces and tiled flooring. Integrated appliances include a double oven and four-ring gas hob, alongside a stainless-steel sink and drainer. A large front-facing window provides plenty of natural light, while the central breakfast table creates a useful space for informal dining.

Utility Room

A practical and generously sized utility room fitted with work surfaces, a stainless-steel sink and drainer, wall and base units, shelving and tall storage cupboards. There is space and plumbing for laundry appliances, while a window and skylight provide natural light. The room also houses the wall-mounted boiler and offers ample space for drying clothes and additional household storage.

Living Room

A spacious and comfortable living room featuring wood-effect flooring, neutral décor and a distinctive panelled ceiling. A wide front-facing window fills the room with natural light, while the generous proportions provide ample space for multiple sofas and additional furniture. Glazed double doors connect the room to the inner hallway, open plan to the dining area.

Dining Area

A spacious dining room offering ample space for a large table and chairs, with wood-effect flooring and an attractive exposed-brick feature wall. A front-facing window provides natural light, while wide sliding glazed doors open into the conservatory, creating an excellent space for entertaining.

Conservatory

A substantial conservatory providing a bright and versatile additional reception space, with extensive glazing and a pitched glass roof creating an excellent connection with the garden. Finished with wood-effect flooring and radiators, it offers ample room for both dining and seating areas, with French doors opening onto the rear terrace.

Study

A useful study providing an ideal space for working from home. The room features wood-effect flooring, neutral décor and a skylight that allows natural light to filter in, with ample space for a desk and additional storage furniture.

Bedroom One

A generous principal bedroom featuring attractive wood flooring and excellent natural light. Wide sliding patio doors open directly onto the raised rear decking and enjoy views across the garden, while a second window, radiator and mirrored fitted wardrobes complete the room.

Bedroom Two

A well-proportioned double bedroom featuring wood-effect flooring and a contrasting feature wall. A generous rear-facing window provides plenty of natural light and pleasant garden views, while the room offers ample space for freestanding wardrobes and a dedicated desk or dressing area.

Family Bathroom

The family bathroom is fitted with a panelled bath with a wall-mounted shower and glass screen, pedestal wash basin and low-level WC. The room is fully tiled and also benefits from wood-effect flooring, a heated towel rail, mirrored storage and a frosted window providing natural light and privacy.

Bedroom Three

A versatile fourth bedroom offering generous floor space, currently arranged as a home office and additional sitting room. It features neutral décor, wood-effect flooring and a front-facing window providing natural light, with ample space for bedroom furniture.

Bedroom Four

A comfortable single bedroom with neutral décor and wood-effect flooring. A wide window provides good natural light, while the room offers space for a bedside cabinet and additional freestanding furniture.

Shower Room

The shower room is fitted with a fully tiled, glass-enclosed shower cubicle, pedestal wash basin and low-level WC. Further features include a heated towel rail, useful storage, wood-effect flooring and a skylight providing natural light.

Detached Multi-Purpose Studio

Living / bedroom area

Formerly a double garage, this substantial detached building has been converted to provide flexible ancillary accommodation comprising an L-shaped studio room, open plan to fitted kitchenette and shower room. Ideal for use as a home office, hobby room or additional family space.

Kitchenette

The kitchen area is fitted with a range of white base units, contrasting work surfaces, tiled splashbacks and a stainless-steel sink with mixer tap. A built-in wine rack, multiple power points and space for appliances complete the practical arrangement.

Shower room

The annexe shower room is fitted with a generous glass-enclosed shower cubicle with an electric shower, a vanity wash basin with storage beneath and a low-level WC. Finished in neutral tones with tiled flooring, it also benefits from a chrome heated towel rail and wall-mounted mirror.