



—dreampad—

4 Desborough Drive

Tewin | Welwyn | Hertfordshire | AL6 0HH



Sitting Room

A photograph of a well-lit interior hallway in a 1930s residence. The hallway features a wooden floor, a large mirror on the right wall, and a chandelier hanging from the ceiling. A staircase with a wooden handrail is visible on the left. The text is overlaid on a semi-transparent blue box.

Tewin, Welwyn, Herts - Spacious 1930's Residence With 0.6 Acre Plot In Idyllic Location.

4 Desborough Drive | Tewin | Welwyn | Hertfordshire | AL6 0HH

Asking Price: £1,250,000

An opportunity to acquire this well presented family home, located in a superb semi - rural location within the highly desirable Tewin Wood. In short the accommodation on the ground floor includes entrance hall, 2 cloakrooms, high specification kitchen/ breakfast room, spacious family room, study/ play room, dining & sitting room. On the first floor the master bedroom enjoys a beautiful, high specification, spacious en suite bathroom, with four remaining bedrooms and a family bathroom. Externally the property is approached via a shingle carriage driveway offering off street parking for numerous vehicles, leading to a double garage with up and over door. Side access leads to the rear garden which is extremely mature and well screened with a variety of mature trees mostly laid to lawn, patio area and heated outdoor swimming pool. In all the generous plot extends to 0.6 acres.



Kitchen/Breakfast Room



Family Room



Dining Room



Master Bedroom



En Suite



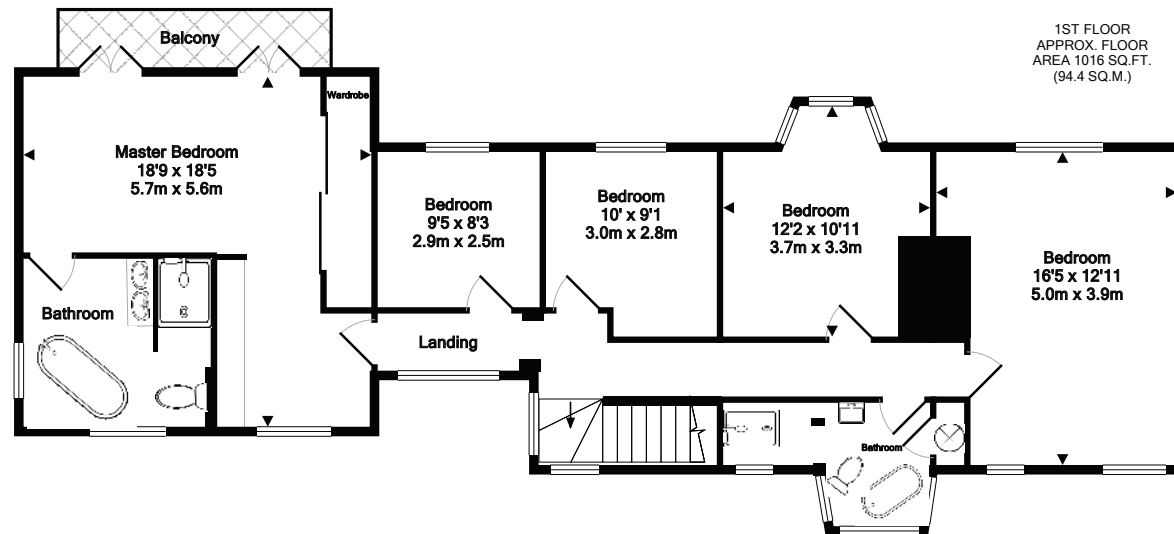
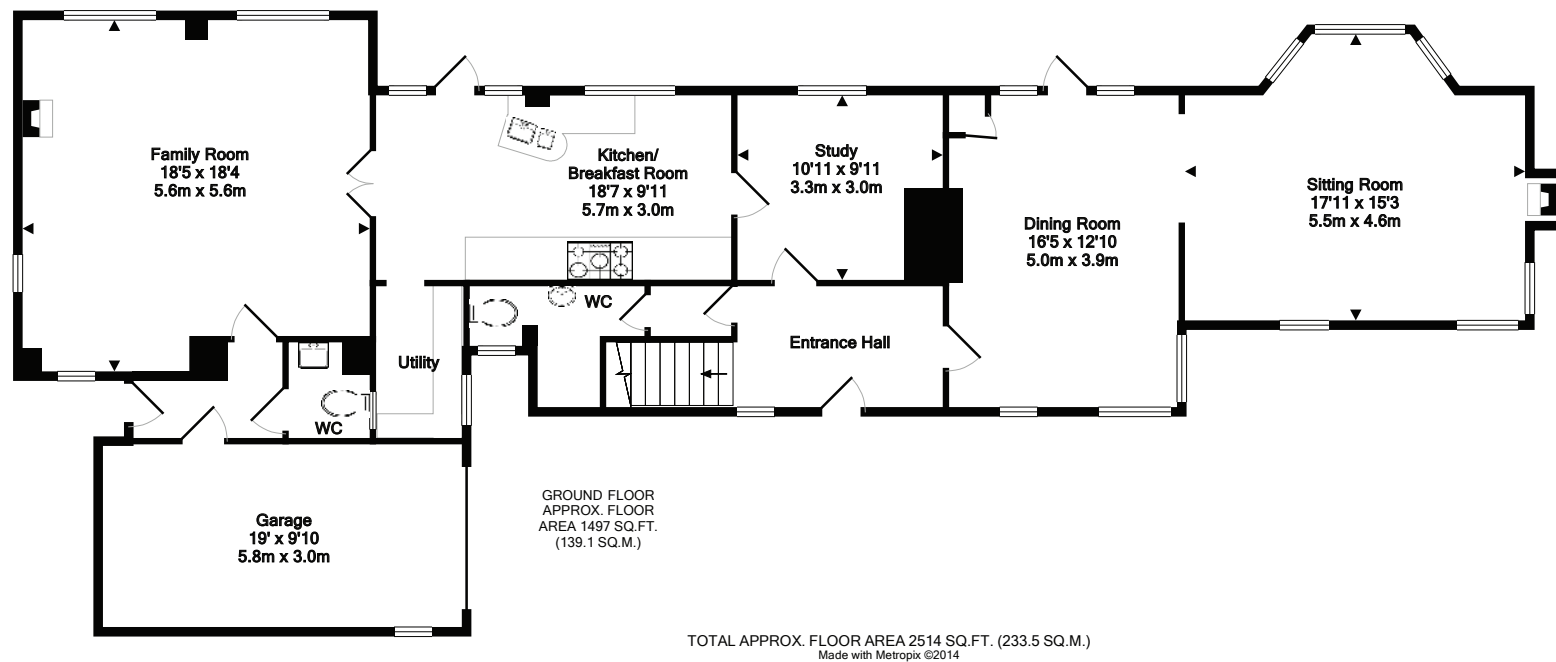
Bedroom



Bathroom



Rear Garden





Transport: Welwyn North Station (London Kings Cross) - 1.7 miles

A1(M) - 2.7 miles

Services: Mains Gas, Mains Water & Mains Drainage

Council Tax: Band H

Local Authority: East Herts Council

Important Notice:

Dreampad, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part or any offer or contracts and must not be relied upon as statements of representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Dreampad have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Further Information



Tel: 01438 900 690

Welwyn@dreampad.com

www.dreampad.com

Energy Performance Certificate




4 Desborough Drive
Tewin
WELWYN
Hertfordshire
AL6 0HH

Dwelling type: Detached house
Date of assessment: 02 July 2009
Date of certificate: 02 July 2009
Reference number: 0828-4067-6293-6831-6094
Total floor area: 216 m²


This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

| | Current | Potential |
|---|--|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 33 | 45 |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact Rating (CO₂)

| | Current | Potential |
|---|--|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 28 | 38 |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC  | |

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

| | Current | Potential |
|--------------------------|---------------------------------|---------------------------------|
| Energy use | 461 kWh/m ² per year | 361 kWh/m ² per year |
| Carbon dioxide emissions | 17 tonnes per year | 13 tonnes per year |
| Lighting | £207 per year | £122 per year |
| Heating | £2322 per year | £1907 per year |
| Hot water | £270 per year | £176 per year |

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome