



Huggins Lane, Welham Green, AL9 7LT

**Guide Price £600,000**



## Huggins Lane, Welham Green

Guide Price £600,000-£625,000

Conveniently located within a short walk of the village centre, train station and school, is this well presented and maintained four bedroom, bay fronted extended family home.

This delightful property has been extended and much improved by the present owners and briefly comprises of entrance hall, lounge, sitting room, refitted kitchen with built in appliances and door to rear garden, ground floor wc, galleried landing, master bedroom with en-suite refitted shower room, three further bedrooms, refitted family bathroom. The house is double glazed and has gas radiator central heating.

Outside there is a low maintenance garden to the front and a private driveway, the rear garden is well established and great for entertaining having two patio area and a summer house. Please call 01707 270777 to arrange your viewing.





#### **Entrance Hall**

Double glazed door to front, Two storage cupboard, stairs, wood flooring, door to:

#### **Lounge**

13'5" x 11'11"

Double glazed bay window to front, fireplace, door to:

#### **Refitted Kitchen/Dining Room**

19'8 x 18'3

Extensive range of base and wall units with complimentary worktops and tiled splash back, double glazed window to rear, tiled floor, space for range style cooker with extractor over, space for fridge, space for washer/dryer, stainless steel sink/drainer with mixer tap, double glazed patio doors to rear:

#### **Toilet**

2'8 x 5'4

Sliding door, mixer tap, wc, double glazed window to side:

#### **Landing**

Double glazed window to side wood flooring, door too:

#### **Refitted Bathroom**

9'1 x 4'5

Refitted suite comprising of shower/bath with mixer tap and shower over, Vanity wash hand basin with mixer tap and complimentary storage, dual flush wc, complimentary wall and floor tiling, heated towel rail, double glazed windows to side.

#### **Master Bedroom**

18'10 x 9'10

Double glazed window to rear, Storage cupboard, door to:



#### **En-suite Shower Room**

3'11 x 7'10

Refitted suite comprising of a rainfall shower, wash hand basin with mixer tap, dual flush wc, chrome effect towel rail, complimentary wall tiling to full height, tiled floor

#### **Bedroom 2**

13'6" x 10'5"

Double glazed window to front, door to:

#### **Bedroom 3**

9'5 x 8

Double glazed window to rear, door to:

#### **Bedroom 4**

8'6 x 7'5

Double glazed window to front, storage cupboard.

#### **Westerly Facing Rear Garden**

Patio to immediate rear extending to a lawn, flower and shrub beds, mature bushes and evergreens, garden shed, tap, patio at rear,

#### **Front Garden**

Low maintenance garden flower and shrubs, Wall to front.

#### **Private Driveway**

Providing private off street parking for approximately two vehicles, gate leading to storage space and rear garden.

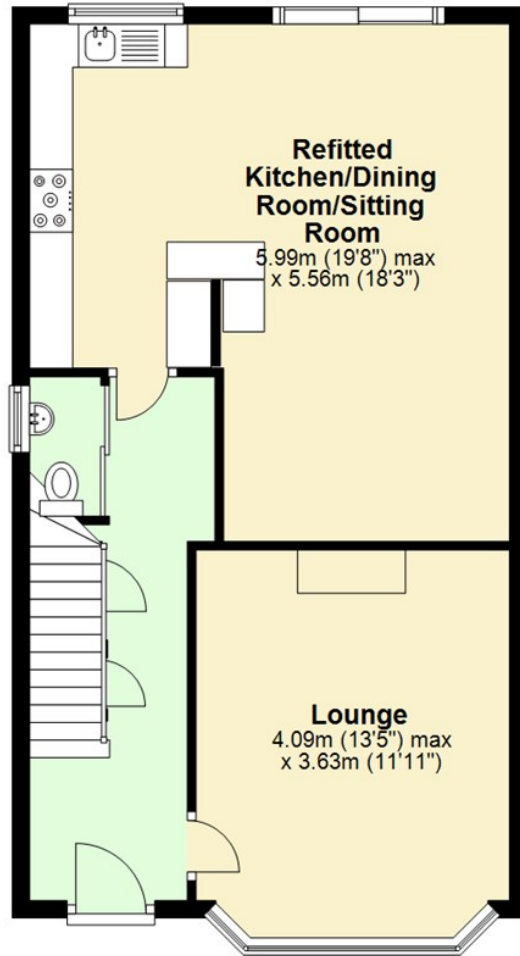
#### **Sitting Room**

19'8 x 10'10

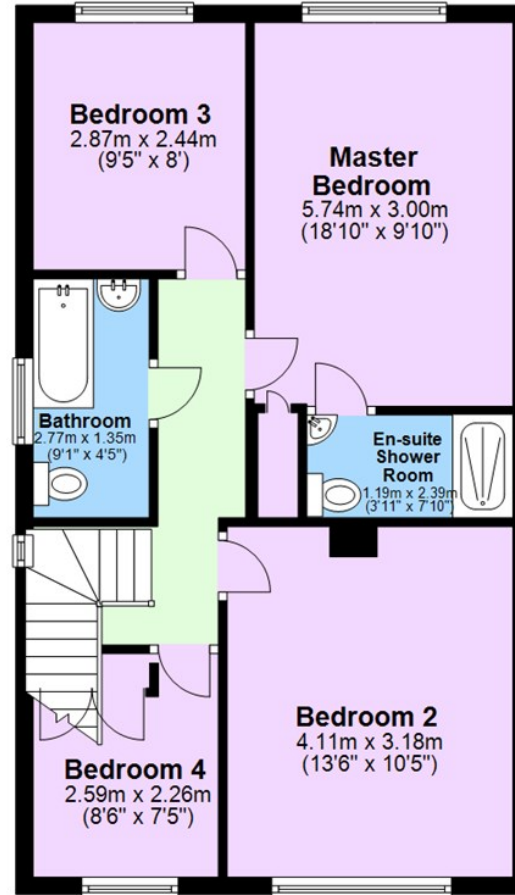
Tiled floor, double glazed patio doors to garden.



### Ground Floor



### First Floor

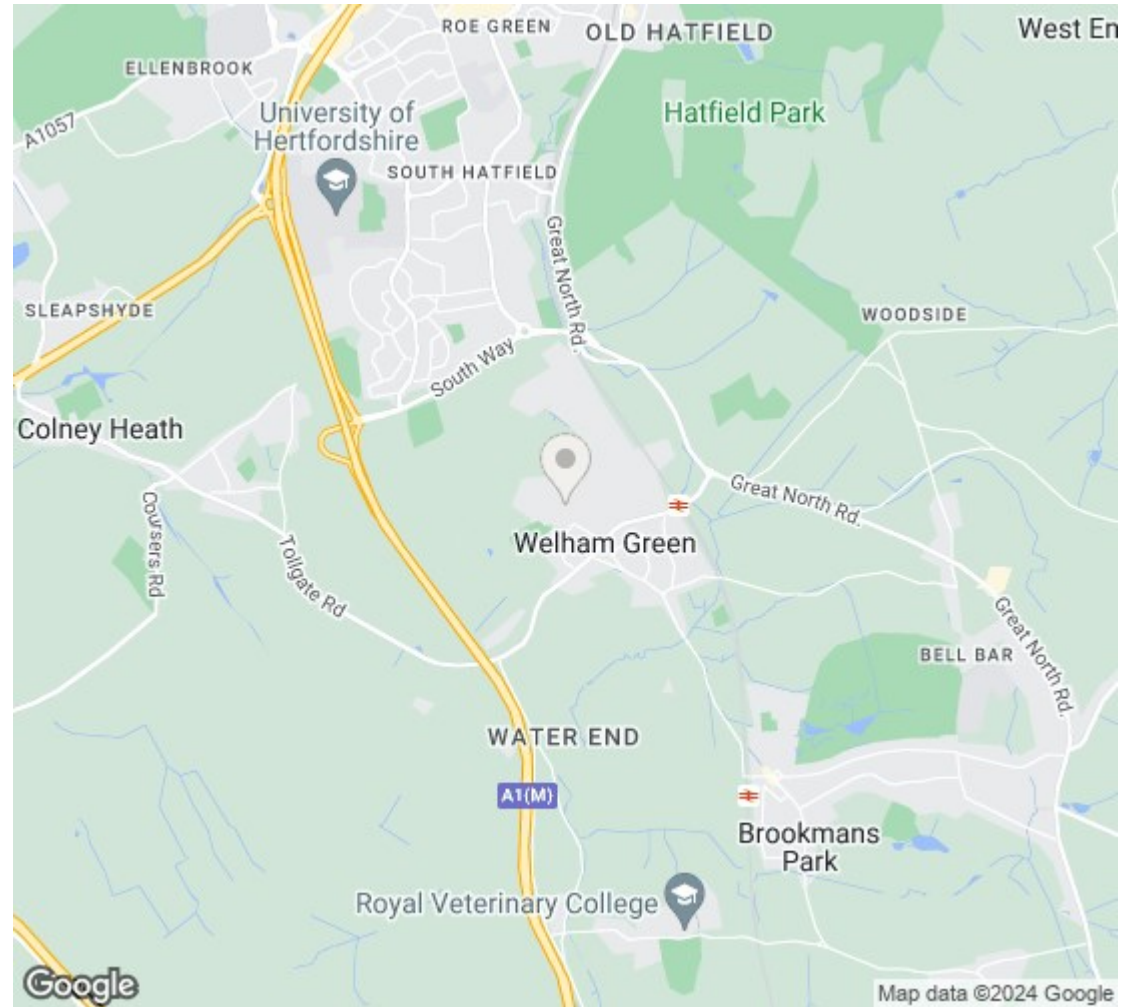


Total area: approx. 111.9 sq. metres (1204.6 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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