

# BELVOIR!

Welwyn  
9 High Street, Welwyn, Hertfordshire, AL6 9EE

Roe Green Lane, Hatfield, Herts AL10 0SH



Guide Price £550,000 Freehold

Call: 01438 717701

[belvoir.co.uk](http://belvoir.co.uk)

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We are acting in the sale of the above property and have received an offer of £500,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

CHAIN FREE, great size plot with huge potential to extend (stpp) in need of redecoration throughout. A truly fantastic opportunity, we hold the keys!

Accommodation comprises Porch, Entrance Hall, Large Lounge/Dining Room, Fitted Kitchen, Conservatory, three double Bedrooms and a Family Bathroom with separate Cloakroom/W.C. To the rear there is a large garden approximately 90ft in length, offering huge potential to extend. To the front there is a driveway for numerous vehicles, access to a detached garage and side access to the rear garden.

Roe Green Lane is set in the ever popular Hatfield Town and is within a short walk of numerous schools, the town center, train station and University of Hertfordshire are also within a 15 minute walk. For the commuter the property has easy access to the A1(M) and is within walking distance to Hatfield mainline train station (routes into London's King Cross within 30 minutes).



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Porch

Entrance Hall

Kitchen

10'7" x 8'0" (3.23 x 2.44)



Lounge/Diner

23'7" x 21'0" (7.20 x 6.42)



Conservatory

15'1" x 8'0" (4.62 x 2.46)

First Floor Landing

Master Bedroom

12'9" x 11'8" (3.89 x 3.56)



Bedroom Two

11'8" x 10'10" (3.56 x 3.31)

Bedroom Three

10'7" x 9'8" (3.23 x 2.97)



W.C

Bathroom



Garage

9'4" x 19'5" (2.86 x 5.94)

Outside Rear

approx 92'2" x 43'6" (approx 28.1 x 13.26)

Agents Notes

Belvoir are advised;

Council tax - Welwyn Hatfield band E

**BELVOIR DISCLAIMER**

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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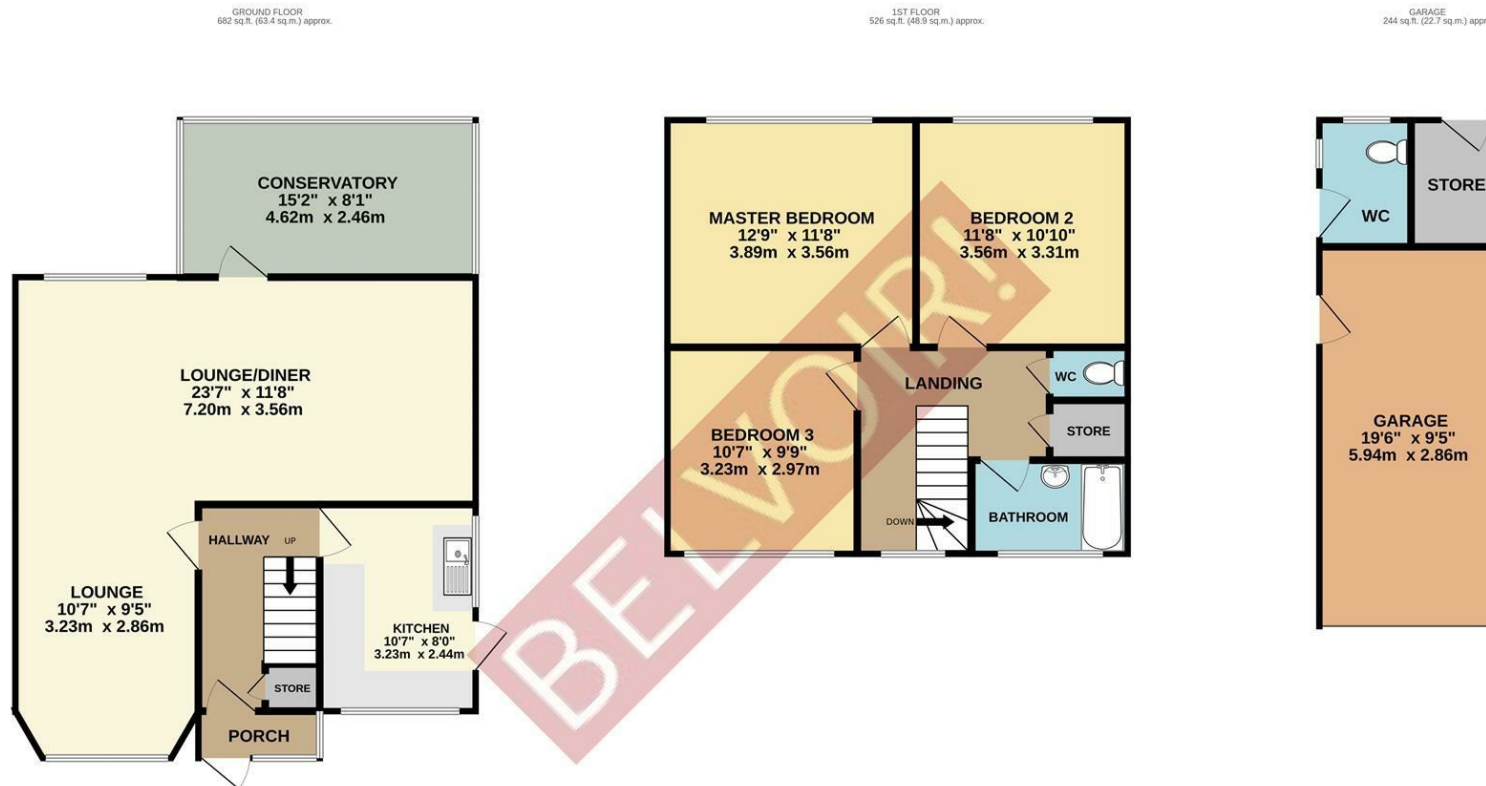


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ELVORI  
FOR SALE



TOTAL FLOOR AREA: 1452 sq.ft. (134.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(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	