



**14 Puttocks Close, Welham Green, Herts, AL9 7LN**  
**£529,950**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Situated at the end of a quiet cul de sac being a short walk from Welham Green shops, school and railway station this beautifully presented three-bedroom terraced home features two reception rooms, modern fitted kitchen, shower room, three good size bedrooms, off street parking and superb private landscaped garden. Viewing highly recommended !



- THREE BEDROOM END OF TERRACE HOUSE
- TWO RECEPTION ROOMS
- OFF STREET PARKING
- ATTRACTIVE SOUTH WESTERLY GARDEN
- VILLAGE LOCATION
- CLOSE TO SHOPS
- COUNCIL TAX BAND D
- FREEHOLD
- VIEWING RECOMMENDED



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UVPC part glazed front door leads into the entrance hallway with single radiator. Straight flight stairs to first floor. Built in storage cupboard with hanging rails and shelving. Doorway through to

### LOUNGE

10'4" x 19'1" (3.15 x 5.82)

Solid wood flooring. Coving to ceiling. Double radiator. White UVPC double glazed window to front. Wall mounted TV point. Double opening glazed doors through to

### GARDEN ROOM

Glazed doors onto the garden to side and rear. Tiled flooring. Power supply.

### RECEPTION ROOM

11'2" x 10'11" (3.4 x 3.33)

Continuation of flooring from hallway. Coving to ceiling. Single radiator. Double glazed white UVPC window to front and white UVPC obscure glass door to front. Doorway to kitchen

### KITCHEN

15'7" x 7'10" (4.75 x 2.39)

Continuation of wood effect flooring from reception room. Fitted with range of grey wall, drawer and base units with black quartz working surfaces over and upstands with metro style tiled splashbacks. Space for a five ring range cooker. Stainless steel and glazed extractor above. Space for a washing machine. Space for a fridge / freezer. Recessed one and a half bowl stainless steel sink with grooved drainer. Coving to ceiling. Spotlights to ceiling. Concealed lighted within kickboards. Under stairs storage cupboard which houses the gas and electricity meters. Two white UVPC double glazed windows to rear. Double glazed casement door to rear garden.

### LANDING

Access to loft. Continuation of wood affect flooring from the hallway. White UVPC double glazed window to rear. Airing cupboard with rack shelving and hot water cylinder.



### BEDROOM ONE

10'4" x 12'4" (3.15 x 3.76)

Coving to ceiling. Continuation of wood effect flooring from landing. Single radiator. White UVPC double glazed window to front. Large storage cupboard with hanging rail and shelving.

### BEDROOM TWO

11'0" x 10'8" (3.35 x 3.25)

Coving to ceiling. Continuation of wood effect flooring from landing. Single radiator. White UVPC double glazed window to front. Storage cupboard with hanging rail and shelving.

### BEDROOM THREE

8'8" x 3'0" (2.64 x 0.91)

Coving to ceiling. Continuation of wood effect flooring from landing. Single radiator. White UVPC double glazed window to rear. Storage cupboard with hanging rail and shelving. Sensor lighting.

### SHOWER ROOM

Fitted with a large walk in shower with wall mounted controls. Large overhead fixed shower head with separate handheld attachment. Glazed shower screen. Sink set in vanity unit with storage draws below. Separate storage cupboard to match vanity unit. Vanity Mirror with shelves above. Large chrome heated towel rail. White UVPC obscure glass double glazed window to rear with internal blind. Spotlights and extractor to ceiling. Tiled walls and floor.

### W.C

W.C with close coupled top flush. Tiled flooring. Spotlights to ceiling. White UVPC double glazed obscure glass window to rear.

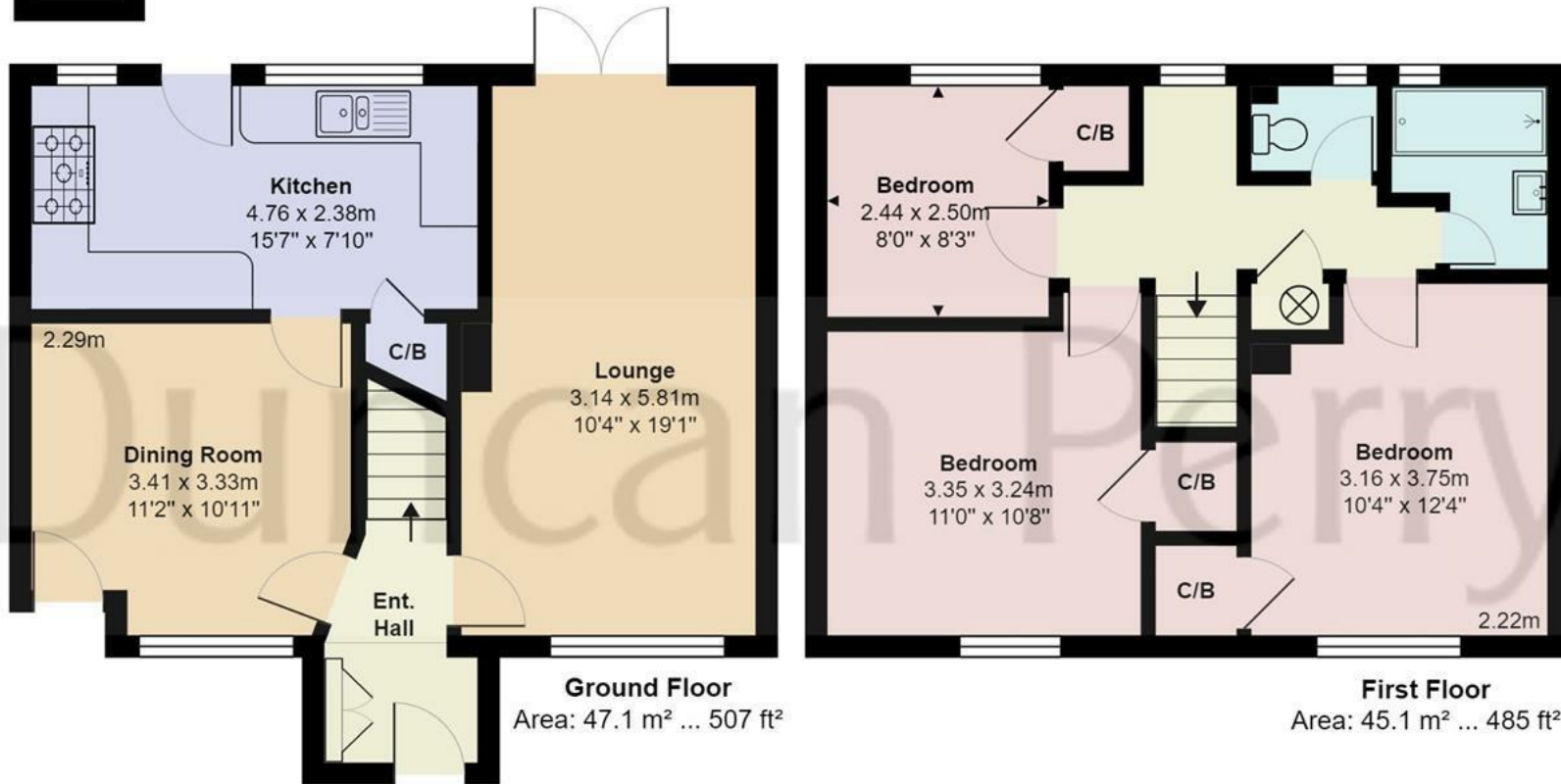
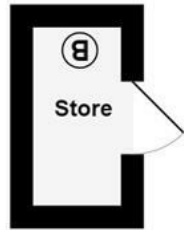
### REAR GARDEN

70'0" x 0'0" (21.34 x 0)

Large patio area with the immediate section being covered by an enclosed pergola. Access to a brick built storage unit which has power, lighting and also contains a Potterton boiler. Remainder of the garden is attractively planted and secluded with hedging and fencing. Predominantly laid to lawn with mixed borders to both sides. To rear of the property is a further covered pergola providing another sheltered seating area. Timber shed. Water feature and gated access to rear. South Westerly aspect.







## Puttocks Close, Hertfordshire AL9

Total Area: 93.9 m<sup>2</sup> ... 1010 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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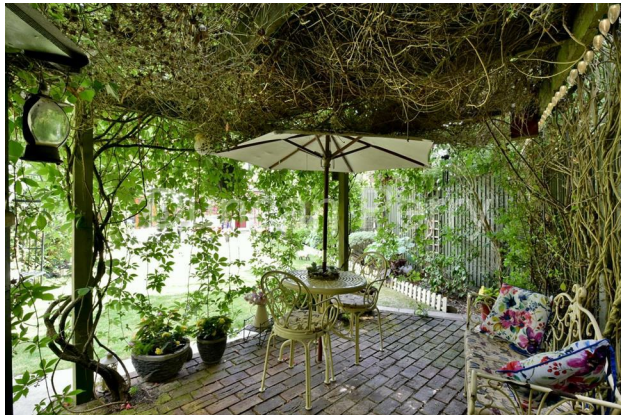
verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller as we will not have had sight of the title documents. Before viewing a property, do please check with us as to its availability and also request clarification or information on any points of particular interest to you to save you a wasted journey.

### FRONT OF PROPERTY

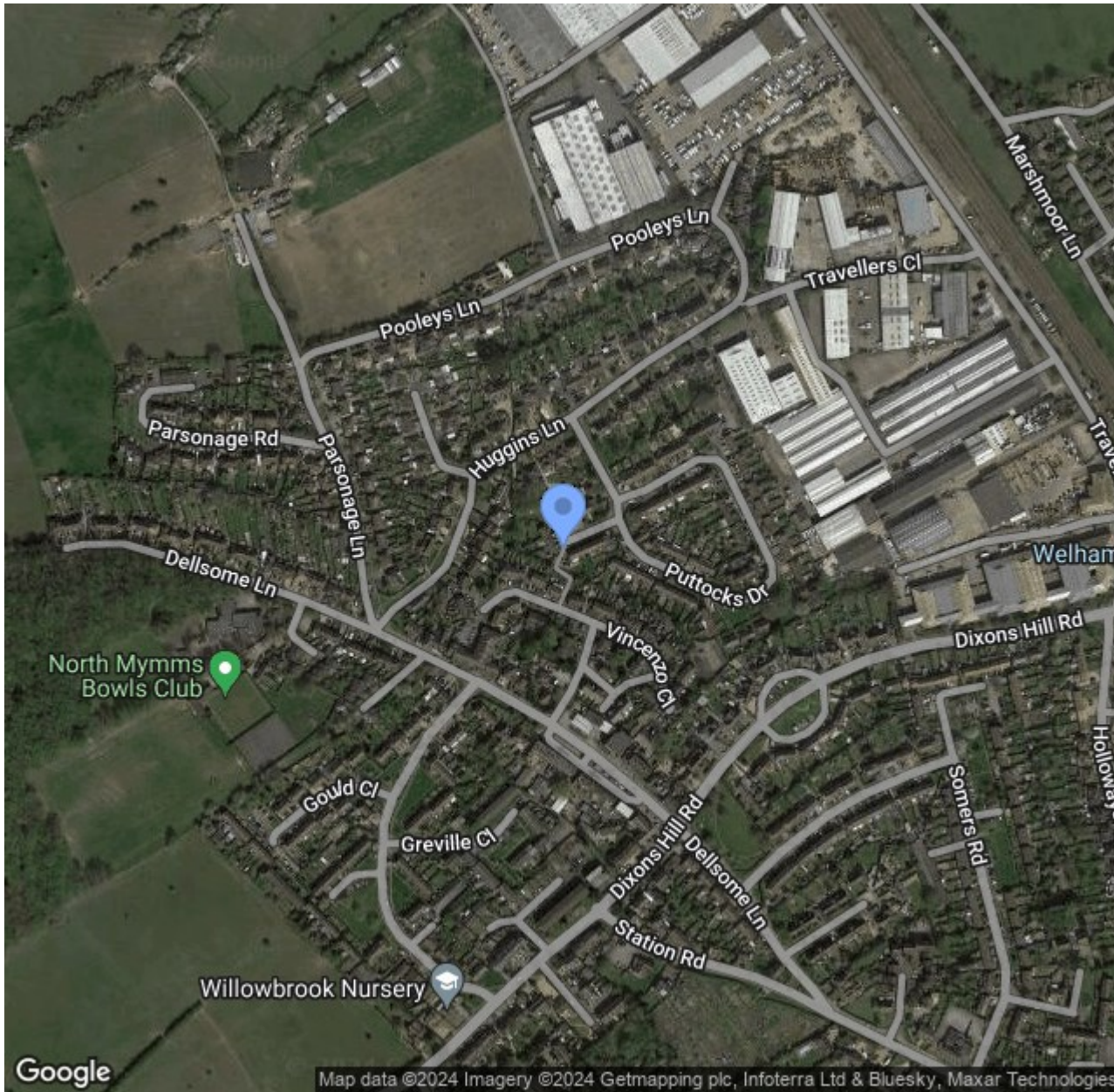
Block paved driveway. External lighting. Feature porches above the front door and the adjacent side door.

Freehold - Council Tax Band D - Welwyn and Hatfield Council

Property Misdescriptions Act  
As Agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
View energy efficient - lower running costs	View energy efficient - lower running costs	View environmentally friendly - lower CO <sub>2</sub> emissions	View environmentally friendly - lower CO <sub>2</sub> emissions
85-92 (A)	93-100 (A+)	100-100 (A)	100-100 (A)
74-84 (B)	85-92 (A)	95-100 (B)	95-100 (B)
69-73 (C)	75-84 (B)	90-94 (C)	90-94 (C)
65-68 (D)	69-74 (C)	85-89 (D)	85-89 (D)
55-64 (E)	65-68 (D)	80-84 (E)	80-84 (E)
45-54 (F)	55-64 (E)	75-79 (F)	75-79 (F)
35-44 (G)	45-54 (F)	70-74 (G)	70-74 (G)
2-34 (H)	35-44 (G)	65-69 (H)	65-69 (H)
1-34 (I)	2-34 (H)	60-64 (I)	60-64 (I)
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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