



**46 Parsonage Lane, Welham Green, Herts, AL9 7LU**  
**£565,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

A spacious 5 bedroom property providing versatile & flexible living accommodation over two floors. Located in the heart of Welham Green with shops, school and station all close by. The property features, two reception rooms, ground floor shower room, first floor bathroom, kitchen, 4 double bedrooms, 1 single bedroom/study, private garden and an abundance of off street parking.



- FIVE BEDROOMS
- SEMI DETACHED
- COUNCIL TAX BAND D
- WALKING DISTANCE TO TRAIN STATION
- GROUND FLOOR SHOWER ROOM
- VILLAGE LOCATION
- TWO RECEPTION ROOMS
- FIRST FLOOR BATHROOM
- SEPARATE FIRST FLOOR WC
- CLOSE TO SHOPS



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White UPVC door with double glazed obscure glass panel with matching obscure glass panel to side. Opening into hallway:

### HALLWAY

Coving to ceiling. Karndean flooring. Turn flights stairs to first floor. Single radiator. Under stairs storage cupboard. Doorway through to lounge.

### LOUNGE

11'10" x 15'8" (3.61 x 4.78)

Coving to ceiling. White UPVC double glazed front window to front. Continuation of Karndean flooring from hallway. Double radiator. Feature gas fireplace with marble hearth and back plate with wooden surround.

### KITCHEN

18'2" x 9'5" (5.54 x 2.87)

Accessed from hallway. Spotlight to ceiling. Fitted with a range of wooden wall, drawer and base units with black complimenting work surfaces over. Tiled upstands. Integrated Whirlpool dishwasher. Baumatic wine cooler. Space for a range style cooker. Behind cooker space there is a stainless steel splashback and stainless steel extractor above. Space for American style fridge freezer. Space for a washing machine and tumble dryer. Tiled floors. Double radiator. White UPVC part glazed casement door to side. Open aspect which leads through to further reception room.

### RECEPTION ROOM

16'4" x 8'4" (4.98 x 2.54)

Spotlights to ceiling. Velux style window above. Karndean flooring. Double radiator. Double glazed patio doors to rear. White UPVC double glazed casement door onto garden.



### **SHOWER ROOM**

Fitted with a shower with wall mounted controls and glazed pivoting shower screen. Sink set within vanity unit with storage cupboards below, sink has mixer taps and tiled splashback behind, Concealed cistern WC. Tiled floors. Spotlights to ceiling. Chrome heated towel rail.

### **DOWNSTAIRS BEDROOM**

11'2" x 9'8" (3.4 x 2.95)

White UPVC double glazed window to front. Single radiator. Fitted wardrobes with shelving and hanging space. Fitted wardrobes conceal the Worcester Bosch combi boiler. Small loft space.

### **DOWNSTAIRS BEDROOM**

6'5" x 14'1" (1.96 x 4.29)

White UPVC double glazed window to rear and side. Dual aspect. Laminate flooring. Storage cupboard.

### **FIRST FLOOR LANDING**

White UPVC double glazed window to side. Access to loft.

### **BEDROOM ONE**

10'6" x 13'5" (3.2 x 4.09)

White UPVC double glazed window to front. Single radiator. Fitted wardrobes with glazed panels. Central dressing table.

### **BEDROOM TWO**

10'6" x 9'5" (3.2 x 2.87)

White UPVC double glazed window to rear. Single radiator. Fitted wardrobes in grey.

### **BEDROOM THREE/STUDY**

7'4" x 6'2" (2.24 x 1.88)

White UPVC double glazed window to front. Single radiator.

### **BATHROOM**

Fitted with a suite comprising of enamel bath with mixer taps and handheld shower attachment. Sink set within vanity unit with storage cupboards below. Corner shower cubicle with wall mounted controls and glazed shower screen. Single radiator. White UPVC double glazed obscure glass window to rear.

### **WC**

Close coupled top flush WC. Obscure glass window to side. Tiled floor.







**Parsonage Lane, Hertfordshire AL9**

Total Area: 123.9 m<sup>2</sup> ... 1333 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Duncan Perry



### FRONT OF PROPERTY

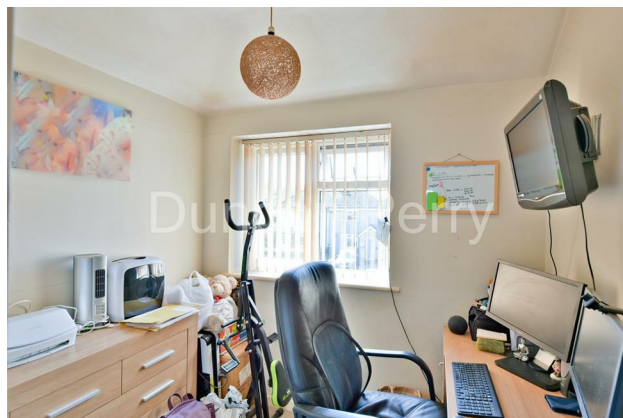
Large blocked paved driveway to front and side of property which provides parking for multiple vehicles. Outside tap. Open canopy above front door.

Freehold. Council Tax band D.

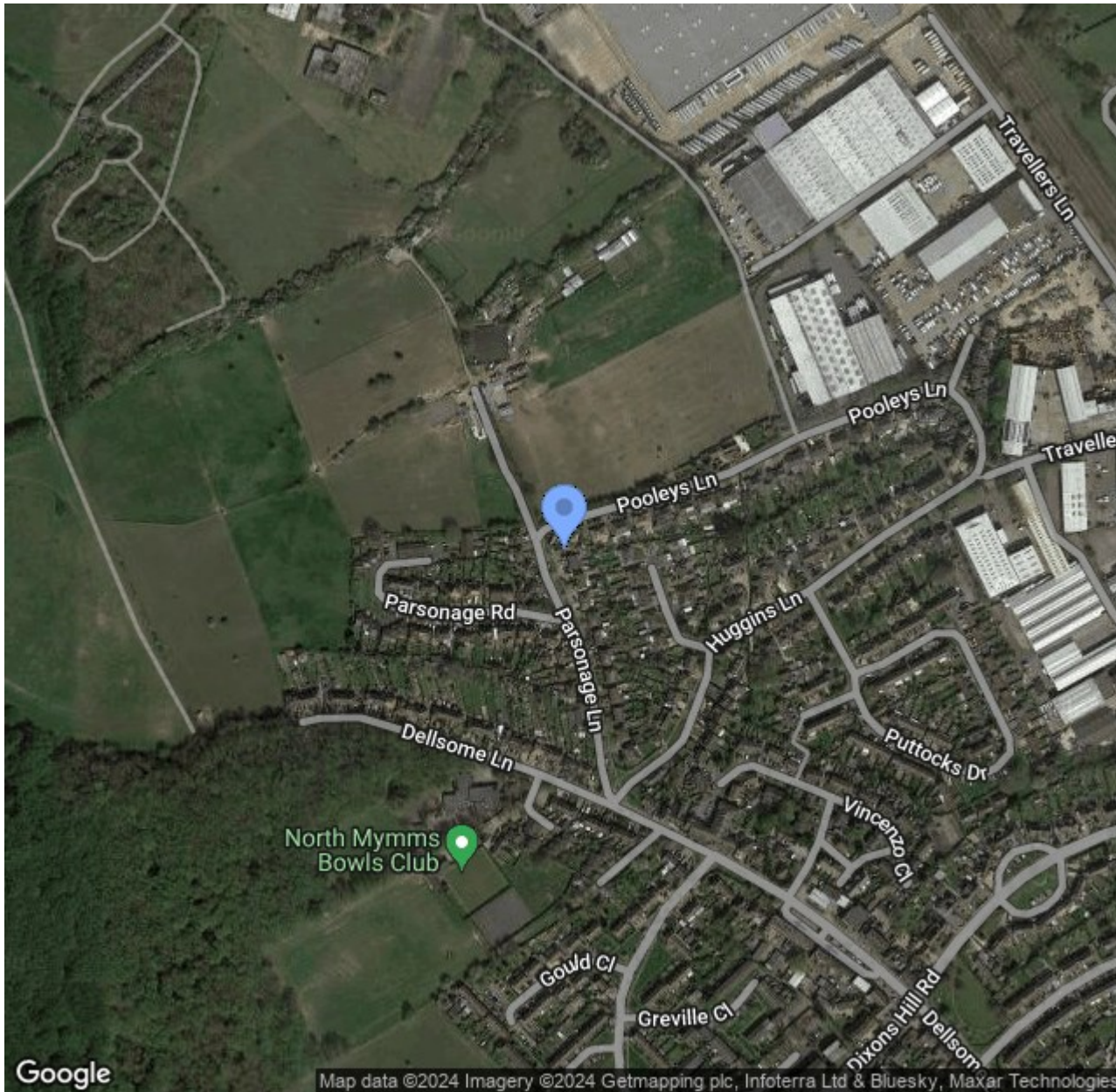
Property Misdescriptions Act  
As Agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor if there are 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

### REAR GARDEN

Accessed via two doorways leading off the rear reception room. Patio area which extends round to the sides of the property. Central lawn area. Decked area to rear. Large timber storage unit.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
85-92 (A)		80-90 (A)	
79-84 (B)		70-79 (B)	
73-78 (C)	73	60-69 (C)	
67-72 (D)		50-59 (D)	
62-66 (E)		40-49 (E)	
55-61 (F)		30-39 (F)	
49-54 (G)		20-29 (G)	
45-48 (H)		15-19 (H)	
39-44 (I)		10-14 (I)	
35-38 (J)		5-9 (J)	
31-34 (K)		1-4 (K)	
Not energy efficient - higher running costs		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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