



2 Parsonage Lane, Welham Green, Herts, AL9 7LU
£600,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Occupying an impressive corner plot this extended four bedroom semi offers spacious living accommodation comprising of 3 reception rooms plus conservatory, cloak room, ensuite to main bedroom and family bathroom, garage and off street parking. Village location with shops, station and school all within walking distance. Viewings by appointment.



- EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE
- OCCUPYING AN IMPRESSIVE CORNER PLOT
- SPACIOUS LIVING ACCOMODATION
- THREE RECEPTION ROOMS
- CONSERVATORY
- DOWNSTAIRS CLOAKROOM
- EN-SUITE TO MAIN BEDROOM
- GARAGE AND OFF STREET PARKING
- VILLAGE LOCATION WITH SHOPS, STATION AND LOCAL SCHOOL
- COUNCIL TAX BAND D - WELWYN AND HATFIELD DISTRICT COUNCIL



UPVC front door with double glazed leaded light stained glass panels. Obscure glass side light. Opens into

HALLWAY

Turn flight of stairs to first floor. Single radiator. Under stairs storage cupboards with shelving, gas and electricity meters.

LOUNGE

Coving to ceiling. Double radiator. Storage cupboards with sliding doors. Dado rail. White UPVC double glazed bay fronted window to front. Open aspect through to

REAR RECEPTION

Coving to ceiling. Dado rail. Single radiator. Double glazed casement doors to conservatory. Doorway through to

KITCHEN / BREAKFAST ROOM

Features wall, drawer and base units in cream with wood detailing with grey working surfaces above and tiled splashbacks. Space for electric oven with Whirlpool extractor above. Space for dishwasher. Space for washing machine. Space for fridge and freezer. Stainless steel sink with drainer and mixer tap. Breakfast bar area to match kitchen working surfaces. Two radiators. White UPVC double glazed window to rear. Doorway through to

DINING ROOM

Single radiator. Higher level white UPVC double glazed window to side. White UPVC double glazed bay-fronted window to front. Doorway leading back through to kitchen.

CONSERVATORY

Polycarbonate roof and white UPVC double glazed windows with top openers to side and casement doors to rear and to side. Tiled floor.

GROUND FLOOR CLOAKROOM

Accessed from kitchen. Fitted with a suite comprising of close coupled W.C. and wall hung wash hand basin with singular taps and tiled splashback. Ceiling mounted extractor.

FIRST FLOOR LANDING

Access to all rooms. Access to loft.



BEDROOM ONE

White UPVC double glazed window to front. High level white UPVC double glazed window to side. Double radiator. Fitted wardrobes in cream with wood detailing and central mirrored panels. Doorway through to

EN-SUITE BATHROOM

Suite comprising bath with mixer tap and handheld shower attachment. Pedestal sink with mixer tap and tiled splashback. Close coupled W.C. Double radiator. White UPVC double glazed obscure glass window to rear. Extractor fan. Separate airing cupboard housing a MAIN boiler installed this year together with shelving.

BEDROOM TWO

Single radiator. Storage alcove with shelving. White UPVC double glazed window to front.

BEDROOM TWO

Single radiator. White UPVC double glazed window to rear.

BEDROOM FOUR

Single radiator. Storage cupboard with hanging rail and shelving with white doors. White UPVC double glazed window to front.

FAMILY BATHROOM

Fitted with white suite comprising bath with singular taps. Wall mounted shower controls with shower attachment and bi-folding glazed shower screen. Pedestal sink with singular taps. Tiled splashback. Close coupled W.C. Single radiator. White UPVC double glazed obscure glass window to rear.

REAR GARDEN

Accessed via conservatory doors. Lead out onto patio area extending around to side with gate providing access to front of property. External security light. External tap. Garden is predominately lawned with mixed borders to each side. Timber summer house. To rear of property is an independent brick built garage with up and over door. Off street parking. Access to this is via Huggins Lane.

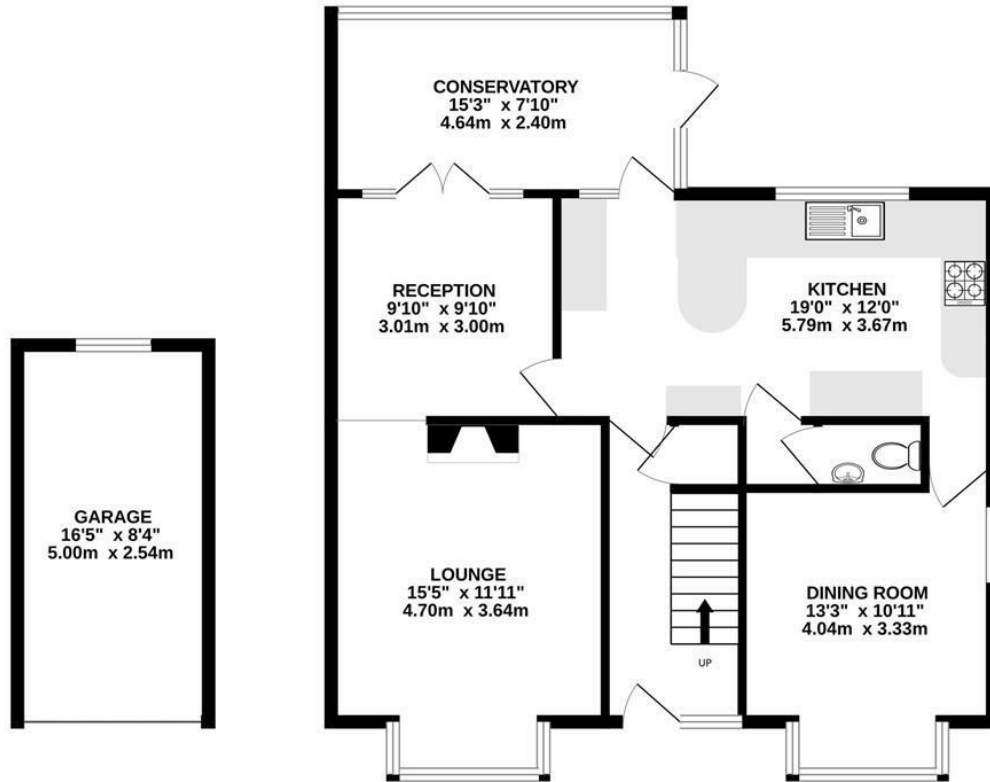
FRONT OF PROPERTY

Large lawned area enclosed by laurel hedging with a paved area approaching property. Open porchway with overhead light. Gate leading to rear of property. Gate to the side on to Huggins Lane.

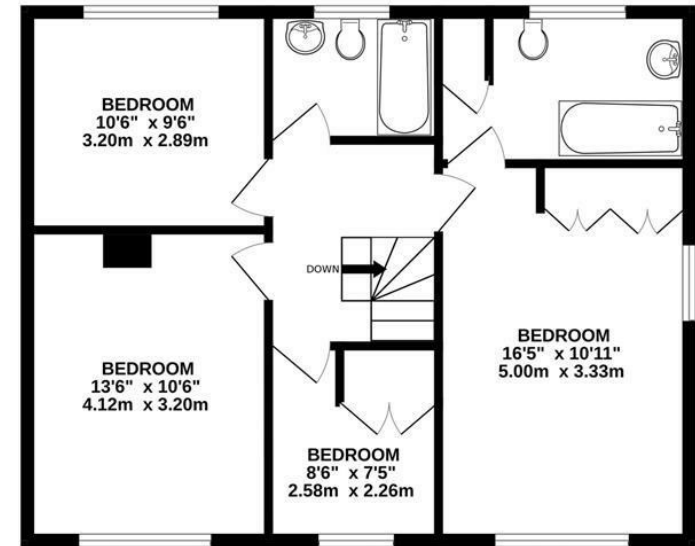




GROUND FLOOR
943 sq.ft. (87.6 sq.m.) approx.



1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 1603 sq.ft. (148.9 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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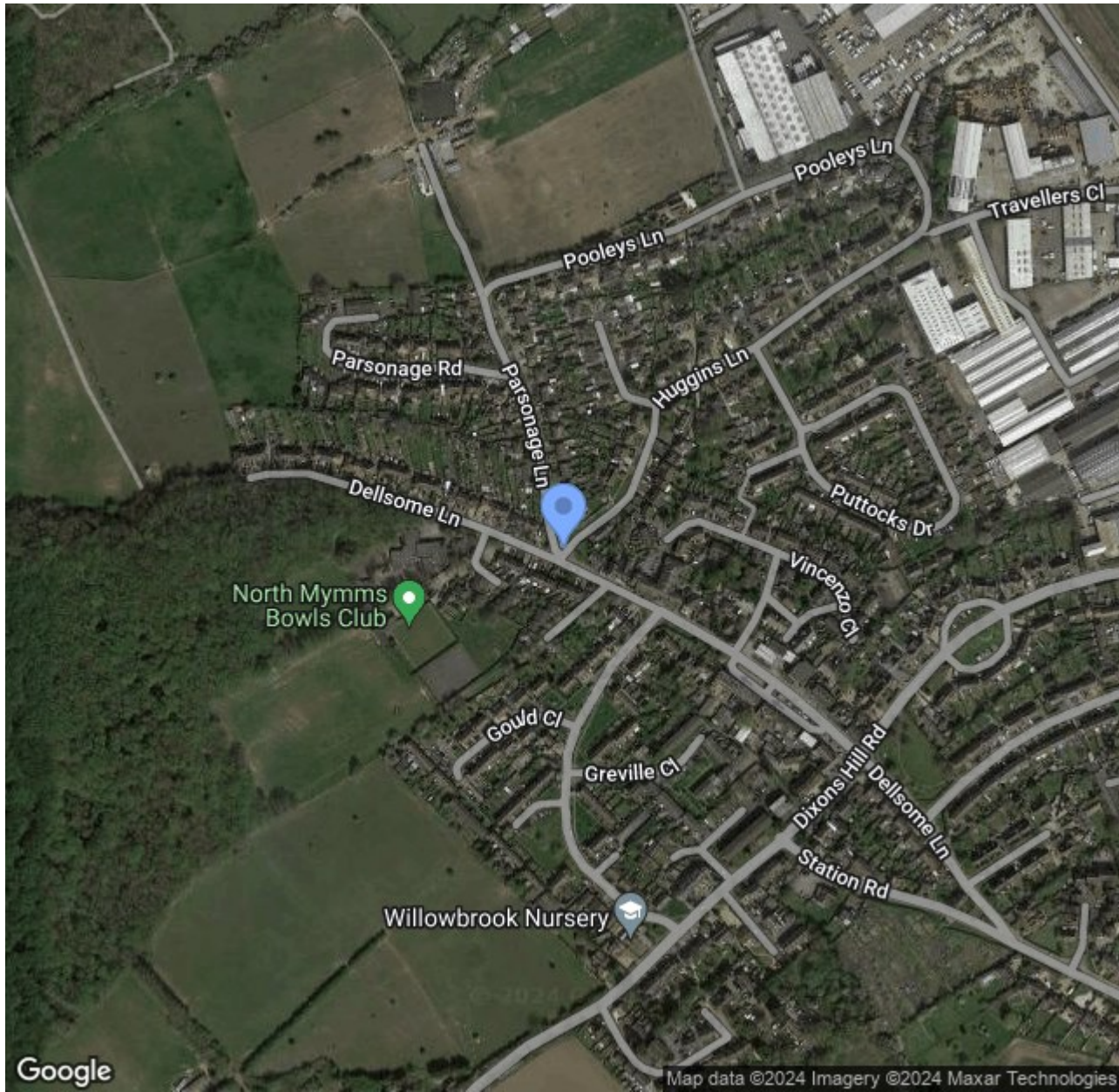
Solicitor/Conveyancer or Surveyor if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller as we will not have had sight of the title documents. Before viewing a property, do please check with us as to its availability and also request clarification or information on any points of particular interest to you to save you a wasted journey.

Tenure - Freehold. Council tax band D - Welwyn & Hatfield District Council.

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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
85-95 (A)	92-100 (A)	100-100 (A)	100-100 (A)
70-85 (B)	82-91 (B)	95-100 (B)	95-100 (B)
55-69 (C)	69-81 (C)	80-94 (C)	80-94 (C)
39-54 (D)	52-68 (D)	65-79 (D)	65-79 (D)
23-38 (E)	35-51 (E)	50-64 (E)	50-64 (E)
9-22 (F)	13-34 (F)	35-49 (F)	35-49 (F)
1-8 (G)	1-12 (G)	20-34 (G)	20-34 (G)
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales	England & Wales	England & Wales	England & Wales
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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