



8 Churchill Crescent, Welham Green, Herts, AL9 7DQ
£524,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Centrally located, minutes walk from Welham Green station and shops. This extremely well presented, good sized THREE BEDROOM HOUSE features through lounge/dining room, three good sized bedrooms, two with wardrobes, outside covered area with utility, storage shed and WC.



- THREE BEDROOM END OF TERRACE HOUSE
- EXTREMELY WELL PRESENTED
- CLOSE TO SHOPS AND STATION
- OUTSIDE COVERED AREA WITH UTILITY, STORAGE SHED AND WC
- SOUTHERLY REAR GARDEN
- KITCHEN
- BATHROOM
- SUITABLE FOR EXTENSION STPP
- FREEHOLD
- COUNCIL TAX BAND D - WELWYN AND HATFIELD COUNCIL



Front door with frosted double glazed panel opening into:

ENTRANCE HALL

11'11 x 7'9 maximum width (3.63m x 2.36m maximum width)

Tiled floor. Frosted double glazed window to front. Feature wall mounted radiator. Telephone point. Under stairs storage drawers.

KITCHEN

12'10 x 7'1 (3.91m x 2.16m)

Modern range of white high gloss wall and base units featuring cupboards, drawers and frosted glazed cupboards. Marble effect working surfaces. Inset one and a half bowl sink unit. Space for 1000 mm gas range style cooker with corresponding splashback. Belling extractor hood. Space for fridge freezer. Space for dishwasher. Built in shelved larder. Tiled floor and splashback. Double glazed window to front. LED ceiling spot lights. Double glazed door to side.

THROUGH LOUNGE

23' x 10'7 (7.01m x 3.23m)

Double glazed windows and double glazed double width patio doors to rear. Feature wall mounted radiator. Tv aerial point. LED ceiling spotlights. Built in cupboard housing Valliant gas central heating boiler.

FIRST FLOOR LANDING

Approached via straight flight staircase from hallway. Double glazed window to front. Built in shelf cupboard. Access to loft by aluminium fold away ladder. Loft is part boarded and has light.

BEDROOM ONE

12'7 x 10'7 (3.84m x 3.23m)

Length measurements taken to the back of the fitted wardrobes being three sliding doors concealing hanging rails, shelving and drawers. Feature radiator. Double glazed window to rear. Bedside light points and switches.



BEDROOM TWO

12'1 x 10'7 (3.68m x 3.23m)

Length measurement taken to the back of the fitted wardrobes being three sliding doors housing hanging rails, shelving and drawers. Feature radiator, Double glazed window to rear.

BEDROOM THREE

9'8 x 7'2 (2.95m x 2.18m)

Feature radiator. Double glazed window to front.

BATHROOM

7' x 5'9 (2.13m x 1.75m)

Modern suite comprising bath with shower mixer and separate hand held shower. Glass shower screen over bath. Vanity top wash basin with double drawer below. Wall mounted floating WC. Tiled walls and tiled floor. Chrome heated towel rail. Obscure double glazed window to front. LED ceiling spotlights.

EXTERIOR

Beyond the kitchen side door is a covered area measuring 19'9 x 7' which has a casement access door to front garden. Open access to rear. Includes water point. Door to:

UTILITY ROOM

5'8 x 5'3 (1.73m x 1.60m)

Single worktop with stainless steel sink. Base cupboard unit. Wall cupboard unit. Space for tumble dryer. Space for washing machine.

CLOAKROOM

White top flush suite with corner wash hand basin and tiled floor. Separate built in cupboard.

EXTERIOR REAR

54'7 x 40'8 (16.64m x 12.40m)

Backing Southerly. Starting from the rear of the property with full width paved patio. Large lawn area with a decked path. Patio to the rear of garden. Single flower and shrub border. External lighting. External power points. Double width doors opening into:







Churchill Crescent, Welham Green, Hatfield, AL9 7DQ

Total Area: 96.8 m² ... 1042 ft² (excluding garden)
All measurements are approximate and for display purposes only



Property Information
 We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

BRICK BUILT STORAGE SHED

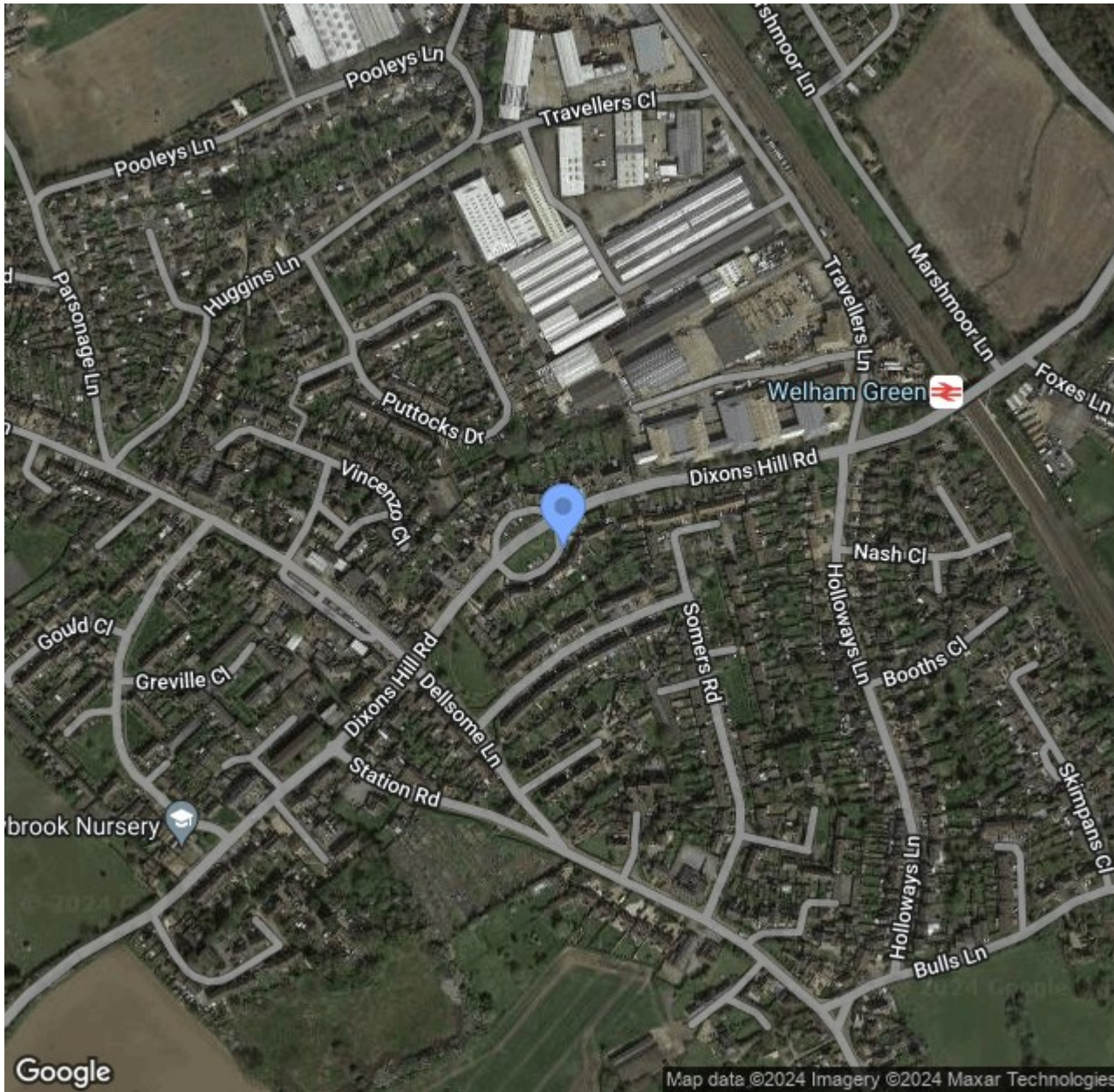
7'3 x 5'9 (2.21m x 1.75m)
 Lighting.

EXTERIOR FRONT

Predominately stone chips area for parking. Electric car charging point. Small flower and shrub border.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Meter energy efficient - lower running costs 92-100 A 81-91 B 69-80 C 55-68 D 39-54 E 13-54 F 1-12 G	87 73	Meter environmentally friendly - lower CO ₂ emissions 92-100 A 81-91 B 69-80 C 55-68 D 39-54 E 13-54 F 1-12 G	C C
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC	



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