



**18 Greville Close, Welham Green, Herts, AL9 7ED**  
**£549,950**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

We are pleased to offer for sale this well presented and spacious 4 bedroom house situated in a village location close to shops, station and schools. Features include two reception rooms, large kitchen/diner, conservatory, study, utility, 4 good size bedrooms with en suite to main bedroom. Externally there is a landscaped garden with patio and decking and

access to a garage. Would make an excellent family home. Viewing essential by appointment.



- SPACIOUS FOUR BEDROOM SEMI-DETACHED HOUSE
- SITUATED IN A VILLAGE LOCATION
- CLOSE TO SHOPS, STATION AND SCHOOLS
- TWO RECEPTION ROOMS
- LARGE KITCHEN / DINER / UTILITY ROOM
- CONSERVATORY
- STUDY
- FOUR GOOD SIZED BEDROOMS
- COUNCIL TAX BAND E - WELWYN AND HATFIELD COUNCIL
- VIEWING ESSENTIAL BY APPOINTMENT



White UPVC part glazed front door. Opening into

### ENTRANCE LOBBY

Spotlights to ceiling. Storage shelves. Column radiator. Wood affect flooring. Glazed door opening into

### HALLWAY

Continuation of wooden flooring. Spotlights to ceiling. Covered radiator. Stairs to first floor. Under stairs storage cupboard. Alarm panel. Doorway to

### GROUND FLOOR CLOAKROOM

Features a white suite comprising of corner mounted sink with mixer tap. Tiled splashback. Concealed cistern W.C. with integrated flush. Doorway through to

### STUDY

White UPVC double glazed window to front. Tiled floor. Single radiator. Leading on to

### OCCASSIONAL ROOM

Tiled floor. Single radiator. Doorway through to

### UTILITY ROOM

Spotlights to ceiling. Wall, drawer and base units in light wood affect with black working surfaces. Space for washing machine. Space for tumble dryer. Butler sink. Tiled floors. Radiator. White UPVC double glazed casement door to rear. Window to side. Spotlights to ceiling.

### LOUNGE

Coving to ceiling. Continuation of wood affect flooring. Covered radiator. Further panelled radiator. White UPVC double glazed window to front. Wall lights.

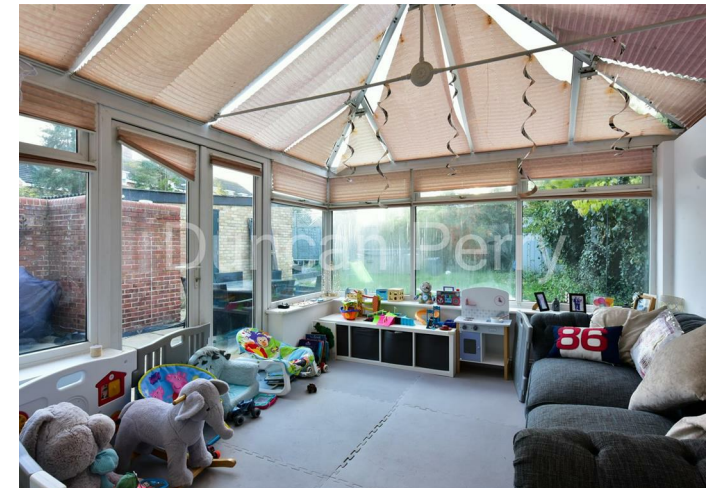
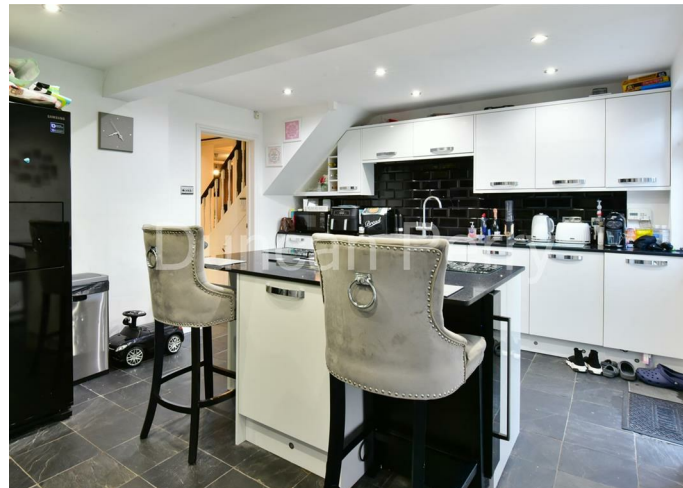
### OPEN PLAN KITCHEN / DINER

Kitchen section

Features range of white high-gloss wall, drawer and base units with quartz working surfaces and tiled splashback. Matching central island unit with white high-gloss units. Integrated oven and stainless steel 4-ring gas hob with quartz working surface above. Integrated dishwasher. Tiled floor. Spotlights to ceiling. Space for large American style fridge / freezer. Double glazed casement door on to garden with white double glazed UPVC window to side.

Dining room section

Column radiator. Spotlights to ceiling. Wall mounted TV point. Glazed doors leading to



### CONSERVATORY

Continuation of tiled floor. Wall lights. Double glazed panels to two sides. Patio doors leading out to patio area.

### FIRST FLOOR LANDING

Access to loft housing combination boiler. Airing cupboard with rack shelving. Doorway through to

### BEDROOM ONE

White UPVC double glazed window to front. Double radiator. Wall mounted TV point. Fitted mirrored wardrobes. Doorway through to

### ENSUITE SHOWER ROOM

Fitted with corner shower cubicle with glazed sliding doors and wall mounted controls with handheld shower attachment and fixed ceiling mounted larger shower head. Concealed cistern W.C. Wall hung sink with mixer tap and splashback. Chrome heated towel rail. Tiled floor. Spotlights to ceiling. Obscure glass double glazed window to front.

### BEDROOM TWO

Covered radiator. Fitted wardrobes in white. White UPVC double glazed window to rear.

### BEDROOM THREE

Single radiator. High level double glazed window to side. White UPVC double glazed window to rear.

### BEDROOM FOUR

Currently being used as a dressing room. Single radiator. White UPVC double glazed window to front. Fitted with shelving and hanging space in white.

### FAMILY BATHROOM

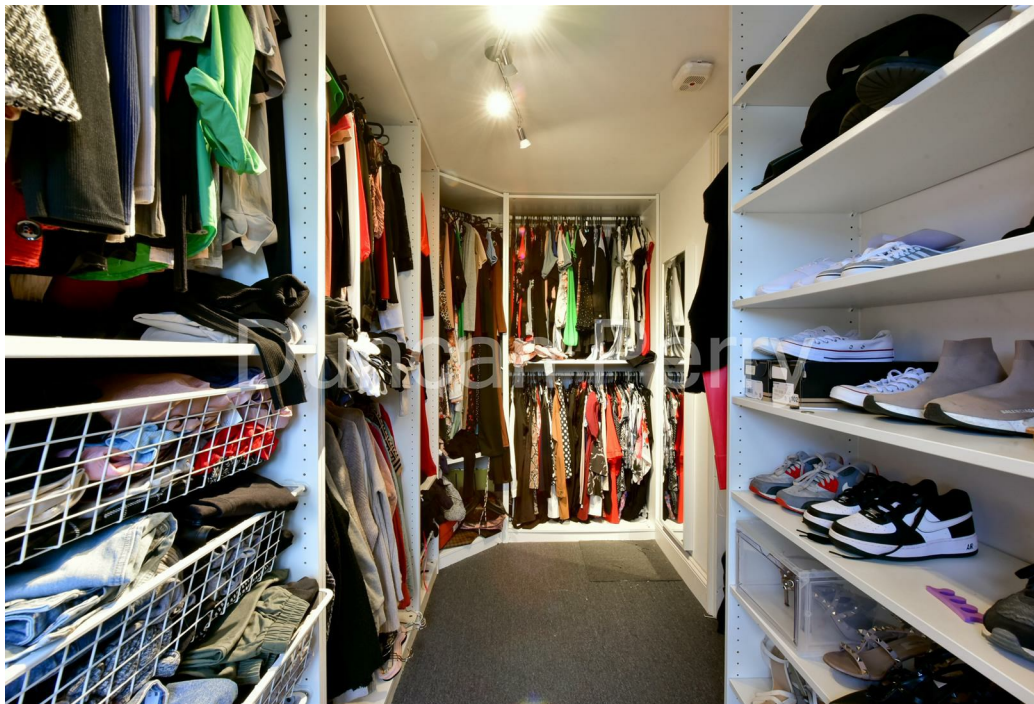
Fitted with white suite comprising of shower / bath with pivoting glazed screen. Side mounted mixer tap for bath and wall mounted shower controls with handheld attachment. Sink set within vanity unit with storage cupboards below with mixer tap. Top flush W.C. Tiled walls. Tiled floor. Spotlights to ceiling. White UPVC obscure glass double glazed window to rear.

### REAR GARDEN

40' (12.19m)

Accessed via utility room, kitchen or from conservatory. All of which leads out on to a paved patio area. Outside tap and security light. South Westerly aspect. Lawned section retained by brick. Pathway leading round to decked area to rear of property. Outside lighting. Outside sockets. Access to a bar area. Storage unit. Courtesy door to







**Greville Close, Hertfordshire AL9**

Total Area: 158.8 m<sup>2</sup> ... 1709 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Duncan Perry**



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.

### GARAGE

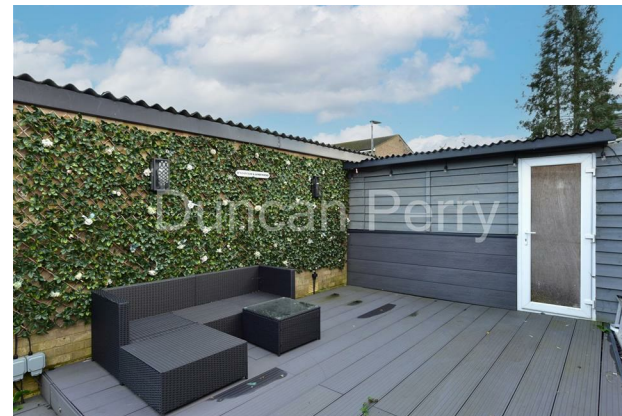
Power and lighting. Roller door accessed from Alderman Close. Parking to front of garage.

### FRONT OF PROPERTY

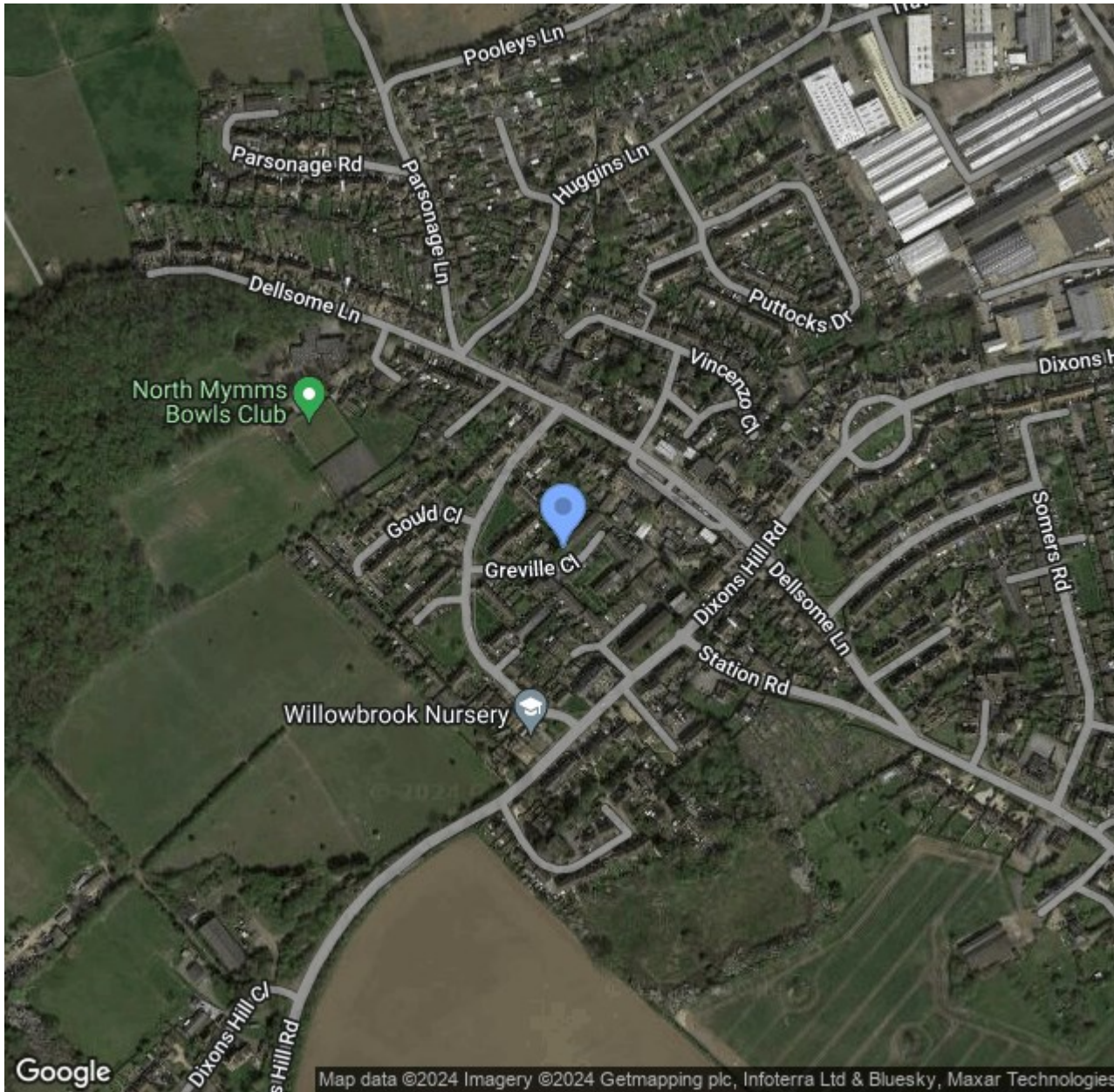
Lawned area. Pathway leading to front door with courtesy light.

Tenure - Freehold. Council tax band E - Welwyn and Hatfield District Council.

Property Misdescriptions Act



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	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
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



79 Bradmore Green, Brookmans Park, Herts., AL9 7QT  
t. 01707664549 | e. sales@duncanperry.co.uk |

