



**28 Holloways Lane, Welham Green, AL9 7NP**  
**£1,250,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Character 4 Bed Detached house on large plot with 110' by 50' garden featuring 2 Receptions, large garage/utility room, high ceilings throughout, 25'9 x 10'3 loft room. Short Walk to Welham Green Station with 40 Minute service to Moorgate.



- CHARACTER FOUR BEDROOM DETACHED HOUSE
- 110' X 50' GARDEN
- TWO RECEPTION ROOMS
- LARGE GARAGE
- UTILITY ROOM
- KITCHEN/BREAKFAST ROOM
- BATHROOM AND SHOWER ROOM
- OFF STREET PARKING
- FREEHOLD
- COUNCIL TAX BAND G



Part frosted and leaded light double glazed front door opening into:

#### **ENTRANCE HALL**

21' x 7'2 (6.40m x 2.18m)

Quality wood effect floor covering. Frosted double glazed window to front. Double radiator. Under stairs storage cupboard.

#### **DOWNSTAIRS CLOAK/SHOWER ROOM**

5'6 x 4'9 (1.68m x 1.45m )

White suite comprising corner base and glass cubicle. Top flush WC. Wash basin with vanity cupboard below. Frosted double glazed window to rear. Tiled walls and floor. Chrome heated towel rail. Ceiling spotlights. Extractor fan.

#### **LOUNGE**

14'7 x 14'5 (4.45m x 4.39m)

Feature stone fireplace with fitted log burner . Double glazed half bay window to front. Double glazed window to side. Two double radiators. Coving to ceiling. Ceiling rose. TV aerial point. Picture rail.

#### **DINING ROOM**

19'5 x 11'10 (5.92m x 3.61m)

Feature stone fireplace with fitted log burner. Double glazed three panelled bi-fold doors to rear. Double glazed window to side. Double radiator. Coving. Picture rail. TV aerial point.

#### **KITCHEN /BREAKFAST ROOM**

12'9 x 12'9 (3.89m x 3.89m)

Range of light wood grain effect wall and base units featuring cupboards, drawers and display shelves. Black granite work tops ,up stands, cooker splashbacks and window sills. Seimens ceramic hob with Eleca extractor hood above. Siemens electric double oven. Stainless steel sink. Integrated Meile dishwasher. AEG fridge freezer. Quality wood effect flooring. Dual aspect double glazed windows to side and to rear. Double radiator. Coving to ceiling. Frosted double glazed door to rear. Porch with frosted double glazed door to garden.

#### **GARAGE / UTILITY ROOM**

16'2 x 9' (4.93m x 2.74m)

Range of high gloss wall and base units featuring cupboards with granite effect working surfaces. Belfast sink unit with mixer tap. Space for washing machine. Space for tumble drier. Space for further fridge/freezer. Splashback tiling. Tile effect floor covering. Double radiator. Frosted double glazed window to side. Part frosted double glazed barn doors to front. Access to small storage loft. Wall mounted Worcester gas central heating boiler.

#### **FIRST FLOOR LANDING**

Approached via straight flight staircase from hallway. Double glazed window to rear. Access to loft. Double width cupboard housing hot water tank.



### BEDROOM ONE

15'7 x 12'5 (widening to 13') (4.75m x 3.78m (widening to 3.96m) )

Dual aspect with double glazed window to front and side. Double radiator.

### BEDROOM TWO

13' x 11'8 (widening to 12'10) (3.96m x 3.56m (widening to 3.91m))

Range of fitted wardrobes comprising two double width with hanging rails and cupboards above. Dual aspect with double glazed windows to side and rear. Single radiator.

### BEDROOM THREE

10'2 (shorting to 9'7) x 9'5 (3.10m (shorting to 2.92m) x 2.87m)

Single radiator. Double glazed window to rear.

### BEDROOM FOUR

11'10 x 9'4 (3.61m x 2.84m)

Single radiator. Double glazed window to front. High level cupboards and display shelves.

### BATHROOM

8'9 x 7'7 (2.67m x 2.31m)

With 2'2 door recess

White suite comprising bath with shower mixer. Wide vanity top wash basin with three cupboards below. Double radiator. Tiled walls. Tile effect flooring. Chrome heated towel rail. Frosted double glazed window to side. Extractor fan. Ceiling spotlights.

### SEPARATE SHOWER ROOM

5'9 x 5'6 (1.75m x 1.68m)

White suite comprising large shower base with walk in shower and glass screen. Overhead and hand shower. Vanity top wash basin with cupboards below. Chrome heated towel rail. Tiled walls. Tiled effect floor covering. Frosted double glazed window to side. Ceiling spot lights.

### SEPARATE WC

White top flush WC. Single radiator. Half tiled walls. Tile effect floor covering. Frosted double glazed window to rear. Single radiator.

### LOFT ROOM

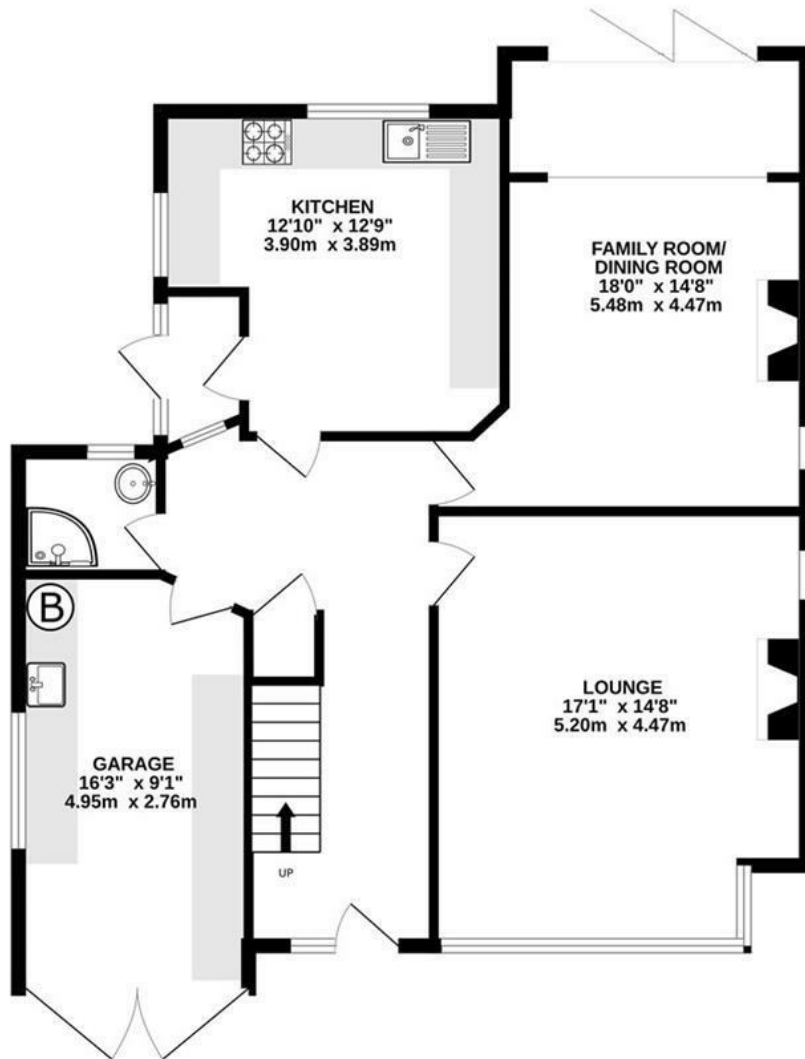
25'9 x 10'3 (widening to 15'3) (7.85m x 3.12m (widening to 4.65m))

Approach via large aluminium fold away ladder from landing. Two double glazed Velux skylights to side. Double glazed window to rear. Various eaves storage access doors, giving access to eaves storage but also main loft storage. Walk in cupboard.

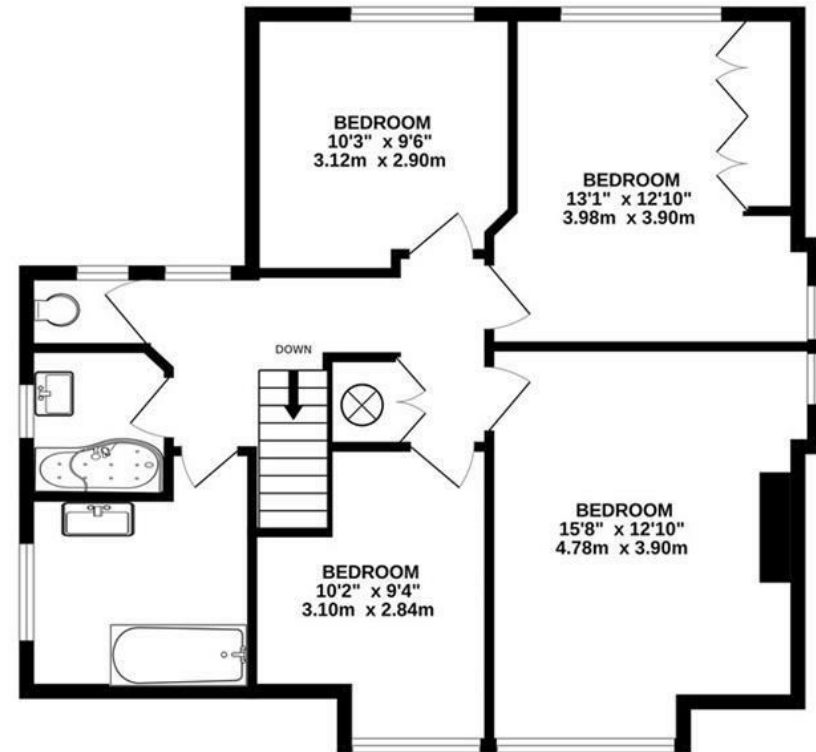




GROUND FLOOR  
962 sq.ft. (89.4 sq.m.) approx.



1ST FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 1709 sq.ft. (158.8 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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### EXTERIOR REAR

110' x 50' (33.53m x 15.24m)  
 Starting from the rear of the property with a full width paved patio. External water point and lighting point. Long sweeping lawn with mature central apple tree. Ornamental pond. Flower and shrub borders. Well secluded with fencing one side and hedging on the other. Further trees include Pine and Assa. Good sized aluminium framed green house which is 10' x 8'. Timber summer house 11' x 8' with windows to either side and front double width part glazed doors to front veranda, with lighting and power.

### EXTERIOR SIDE

Measurement from one side of the property from flank wall to boundary 11'9". This is largely concreted and idea for parking or an extension subject to planning. Exterior meter cabinet. Also a wide sideways via double width timber gates.

### EXTERIOR FRONT

Carriage drive way with semi circular walled flower bed retained by a brick wall with piers. External lighting point. Paved apron to the front of the property. External car charging point.

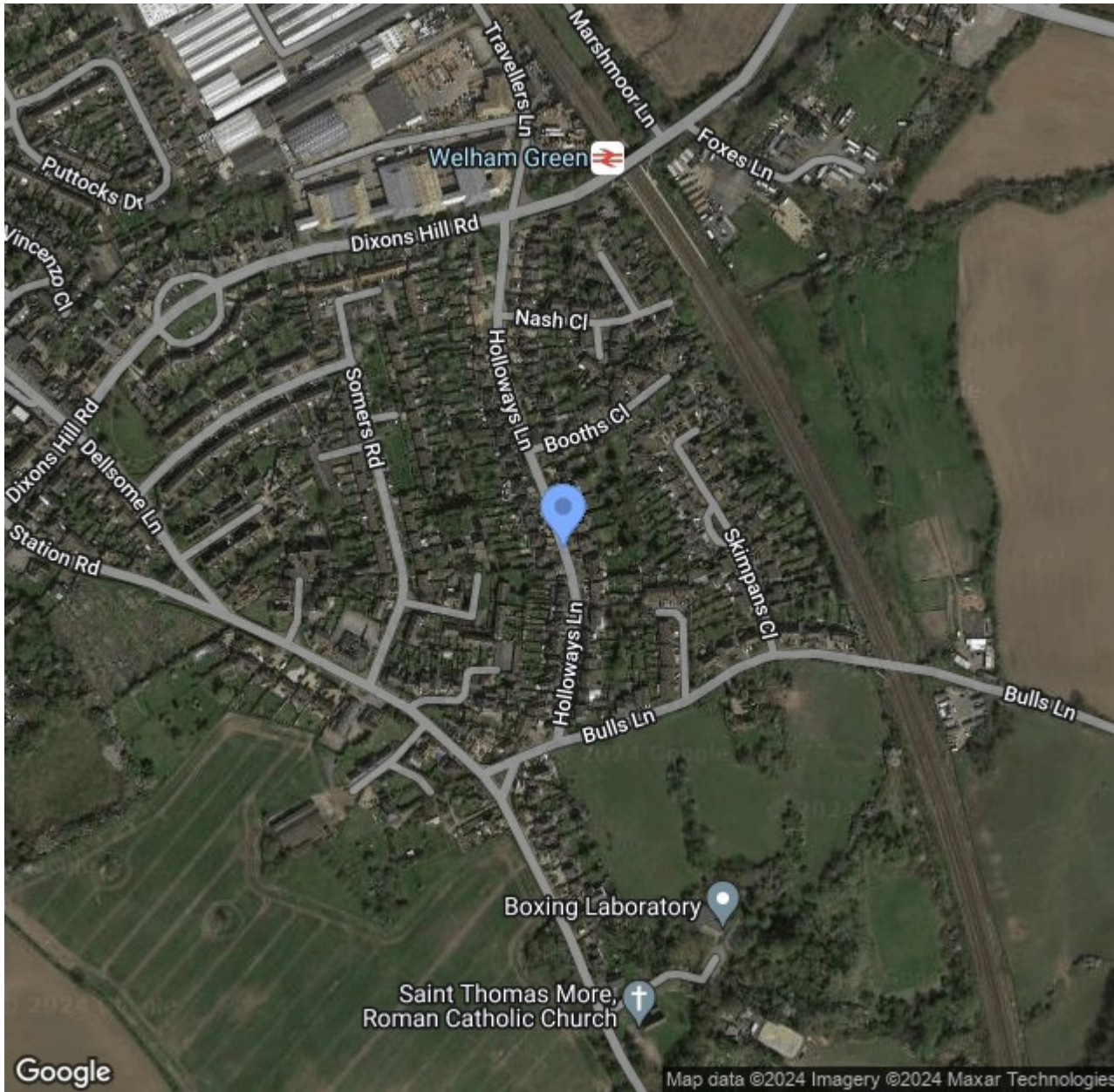
Freehold. Council tax band G - Welwyn and Hatfield Council

### 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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
View energy efficient - lower running costs		View environmentally friendly - lower CO <sub>2</sub> emissions	
95-100 A		95-100 A	
81-94 B		81-94 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
45-54 E		45-54 E	
35-44 F		35-44 F	
2-34 G		2-34 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
68	78		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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