

**4 Bed
House - Semi-Detached
located in Welham Green**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Bulls Lane
Welham Green
AL9 7NY



Offers In Excess Of
£500 000

Situated on the Southern edge of Welham Green, this larger than average purpose built FOUR BEDROOM SEMI DETACHED HOUSE does require modernisation and refurbishment. Features recently installed double glazing, large lounge/ family dining room and good sized bedrooms. Property is offered CHAIN FREE.

Panel front door with double glazed part obscure panels opening into

ENTRANCE HALL

Obscure double glazed window to front

DOWNSTAIRS CLOAKROOM

Suite comprising WC, pedestal wash basin and splash back tiling. Single radiator. Obscure double glazed window to front.

LOUNGE/ DINER/ FAMILY ROOM

Dual aspect with double glazed windows to side and rear. Double glazed patio doors to rear. Three double radiators. Wall light points. Built in cupboard for storage but also housing wall mounted Baxi gas central heating boiler. Tv aerial point.

KITCHEN/ BREAKFAST ROOM

Range of wall and base units featuring cupboards and drawers. Space for fridge freezer. Space for Range style gas cooker. Space for washing machine. Tile effect floor covering. Double radiator. Double glazed half bay window to front. Double glazed window to side.

FIRST FLOOR LANDING

Approached by turn flight open tread staircase. Access to loft. Double width built in cupboard with shelving.

BEDROOM ONE

Double radiator. Double glazed window to rear.

BEDROOM TWO

Double radiator. Double glazed window to front with partial views across fields. Currently an archway between this room and bedroom four, this could easily be closed off.

BEDROOM THREE

Double radiator. Double glazed window to rear.

BEDROOM FOUR

Double radiator. Double glazed window to front with partial countryside views. Currently an archway between this room and bedroom two, this could easily be closed off.

BATHROOM

Suite comprising bath with shower mixer. Pedestal wash basin. Single radiator. Half tiled walls. Frosted double glazed window to side.

SEPARATE WC

Top flush WC. Half tiled walls. Frosted double glazed window to side.

EXTERIOR REAR

54" by 22" approximately
Starting from the rear of the property is a concrete patio. Majority of the garden is grass. Further concrete area to rear. Access to front via a concrete sideway and timber gate. External water point.

EXTERIOR FRONT

Predominately brick paved for parking with rockery flower border.

Freehold. Council Tax band F - Welwyn & 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.

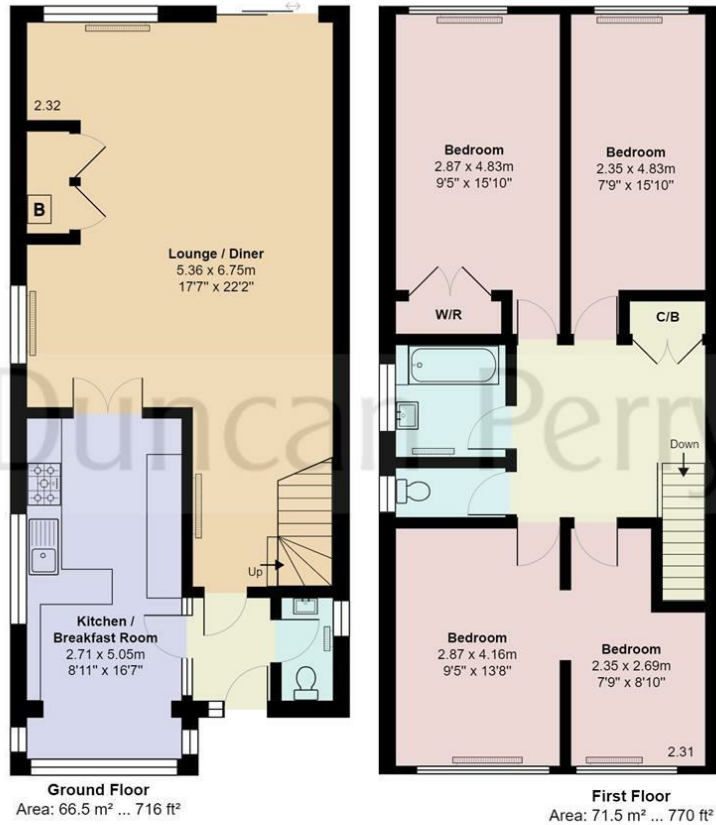






Bulls Lane, Welham Green, AL9 7NY



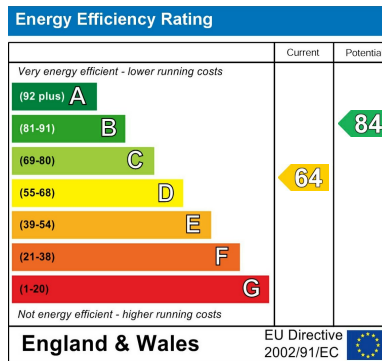


Bulls Lane, Hertfordshire AL9

Total Area: 138.0 m² ... 1486 ft²

All measurements are approximate and for display purposes only

Duncan Perry



DIRECTIONS

Refer to Google Maps using postcode.

CONTACT

79 Bradmore Green
Brookmans Park
Herts.
AL9 7QT

E: sales@duncanperry.co.uk

T: 01707664549

<https://www.duncanperry.co.uk>

