



**2 Bed
Bungalow - Semi
Detached
located in Welham
Green**

£550,000



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Huggins Lane
Welham Green
AL9 7LJ

Available CHAIN FREE is this 2 bedroom semi detached bungalow located in a popular village location with easy access to shops, station and other amenities. Features include two double bedrooms, large lounge and conservatory, attractive rear & front gardens, plus garage and off street parking.

White UPVC part double glazed obscure glass door with matching side panel opening into

ENTRANCE PORCH

Further double glazed door opening into

HALLWAY

Access to loft. Single radiator. Cupboard housing consumer unit and electricity meter. Doorway through to

LOUNGE

Coving to ceiling. Gas fireplace with back boiler. Stone hearth and wood surround.

KITCHEN

Fitted with range of light wood wall, drawer and base units with black working surfaces above. Tiled splashbacks. Integrated oven. Separate stainless steel 4-ring gas hob. Zanussi stainless steel extractor. Stainless steel sink and drainer with mixer tap. Space for washing machine. Integrated fridge. Integrated freezer. Separate cupboard housing hot water cylinder. White UPVC double glazed window to side and to rear. Double radiator. Doorway through to

CONSERVATORY

Features double glazed windows to side and rear with door onto garden. Tiled floor. Double radiator. Wall lights. Ceiling mounted light / fan.

BATHROOM

Features white suite comprising bath with mixer taps and shower attachment. Separate wall mounted Triton power shower. Pedestal sink with singular taps. Top flush W.C. Single radiator. Tiled floor. Part tiled walls. White UPVC obscure glass window to side.

BEDROOM ONE

White UPVC double glazed window to front. Single radiator. Fitted wardrobes featuring downlighters and central glazed doors and drawers. Bedside cabinets to match. Separate chest of drawers.

BEDROOM TWO

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

REAR GARDEN

100 approx

Accessed from the conservatory. Leading immediately out onto patio area. Gate to side. Garden features central lawn section with several mixed borders. Timber shed and separate aluminium greenhouse. Door onto

CONCRETE SECTIONAL GARAGE

Up and over door to front. Power and lighting.

FRONT OF PROPERTY

Low brick wall to front. Lawned area with attractive mixed planting. Driveway providing parking for several vehicles. Leads onto garage at rear. Wall mounted external cupboard gas meter. Outside tap.

Tenure - Freehold. Council tax band E - 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.

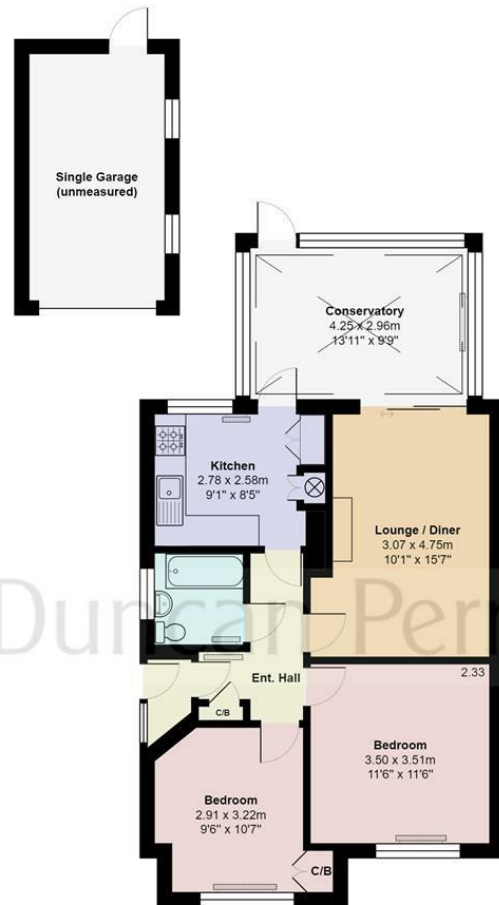






51 Huggins Lane, Welham Green, AL9 7LJ





Huggins Lane, Hertfordshire AL9

Total Area: 72.4 m² ... 779 ft² (excluding single garage (unmeasured))

All measurements are approximate and for display purposes only

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS

Please 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>

