



**3 Bed  
Bungalow - Semi  
Detached  
located in Welham  
Green  
£625,000**



**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



White part glazed UPVC door opening into

### ENTRANCE PORCH

Wooden front door with glazed leaded light obscure glass panels opening into

### HALLWAY

Covered radiator. Doors to all rooms. Open archway with galleried aspect with stairs to first floor. Under stairs storage cupboard.

### GROUND FLOOR SHOWER ROOM

White suite comprising of large walk in shower with fixed glazed panel and wall mounted controls. Pedestal sink with mixer tap. Top flush W.C Chrome heated towel rail. Spotlights and extractor to ceiling. Tiled walls and tiled floor.

### LOUNGE

Coving to ceiling. Double radiator. Feature gas fireplace with tiled hearth and wood surround. White UPVC double glazed bow fronted window to front.

### KITCHEN / DINER

Fitted with range of units in cream hi-gloss with granite working surfaces above and matching upstands. White ceramic sink with drainer and mixer tap. Space for washing machine. Space for dishwasher. Stainless steel cooker with 4-ring gas NEFF hob above. Stainless steel extractor. Space for fridge / freezer. Wall mounted Vaillant boiler concealed within kitchen unit. Tiled floor. Double radiator. Spotlights to ceiling. White UPVC double glazed window to rear. Doorway through to

### BREAKFAST ROOM

Coving to ceiling. Tiled flooring. Column radiator in anthracite. Doorway leading back through to hallway. White UPVC double glazed bi-folding doors to rear. Doorway through to

### STUDY

Coving to ceiling. Double radiator. White UPVC double glazed window to rear. Doorway through to

### SECOND GROUND FLOOR SHOWER ROOM

Features shower cubicle with glazed doors and wall mounted controls. Pedestal sink with mixer tap. Concealed cistern W.C. with integrated flush. Spotlights and extractor to ceiling. Single radiator. White UPVC double glazed obscure glass window to side.

### GROUND FLOOR BEDROOM

White UPVC bow fronted window to front. Fitted wardrobes in light wood with various storage options. Two glazed central doors with storage drawers below and matching dressing table. Bedside cabinets with storage units. Double radiator. Coving to ceiling.

### FIRST FLOOR LANDING

White UPVC double glazed window to side.

### SHOWER ROOM

Features white suite with shower cubicle and glazed door with wall mounted controls. Top flush W.C. Pedestal sink with mixer tap. Double radiator. Tiled walls. Tiled floor. Spotlights to ceiling. Shaver point. Double radiator.. Cupboard providing eaves storage.

### BEDROOM

Double radiator. White UPVC double glazed window to side. Doorway through to

### FURTHER BEDROOM

Radiator. Fitted wardrobes in light wood with further shelving for storage. White UPVC double glazed windows to rear.

### REAR GARDEN

Attractively planted with patio area. Raised brick borders. Central lawned section. Outside tap. Outside lighting. Various timber pergolas which frame a sunken courtyard section of garden. Rear patio area. Large timber storage unit. Smaller timber storage unit. Raised brick retained pond. Access via gate to front of property.





**FRONT OF PROPERTY**

Wooden gates lead onto large driveway providing parking for several vehicles and provides a secluded aspect to property. Mature planting adding to privacy. External lighting. Covered gas meter. Iron gates leading through to side gate, leading to rear garden and front door itself.

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.



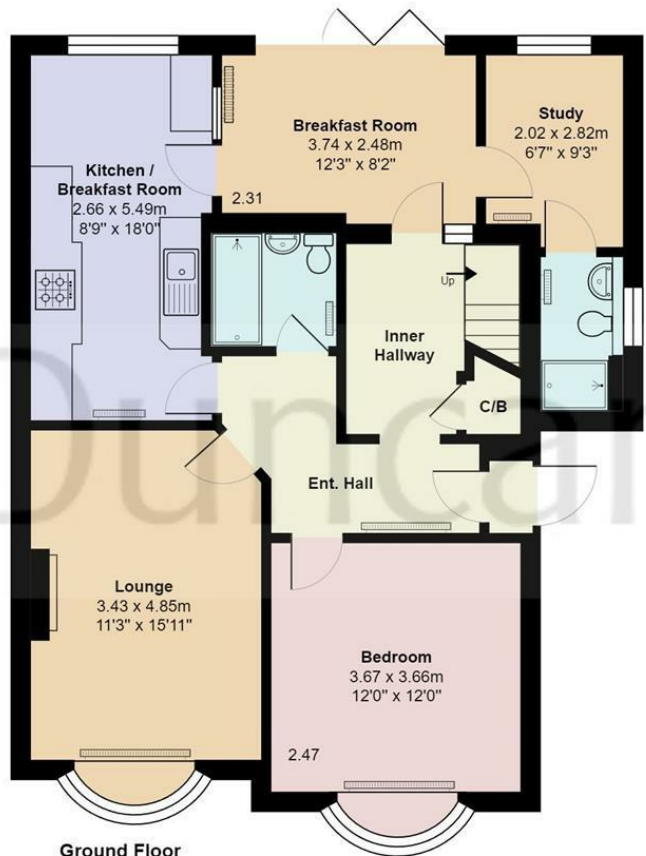




Dunelm.com

34 Skimpans Close, Welham Green, AL9 7PB





**Ground Floor**  
Area: 86.1 m<sup>2</sup> ... 927 ft<sup>2</sup>



**First Floor**  
Area: 34.3 m<sup>2</sup> ... 370 ft<sup>2</sup>

### Skimpans Close, Hertfordshire AL9

Total Area: 120.4 m<sup>2</sup> ... 1296 ft<sup>2</sup>

All measurements are approximate and for display purposes only

# Duncan Perry

#### DIRECTIONS

Please refer to Google Maps using postcode.

#### CONTACT

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