



**32 Huggins Lane, Welham Green, Herts, AL9 7LE**  
**Offers Over £1,000,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Nestled in the sought-after location of Huggins Lane, Welham Green, this impressive 4-bedroom detached family home is a true gem waiting to be discovered. Boasting 3 reception rooms, 4 double bedrooms, and 2 bathrooms, this property offers ample space for comfortable living.

The well-equipped kitchen/family room, complete with utility space, is perfect for hosting gatherings and creating lasting memories with loved ones. The large garage not only provides parking but also grants access to office space, catering to those who work from home or need

a quiet area to focus.

Conveniently located close to local amenities and transport links, this property combines the tranquillity of a private south-facing garden with the practicality of easy access to everyday necessities. Whether you're looking for a peaceful retreat or a place to entertain, this home offers the best of both worlds.

Don't miss the opportunity to make this charming detached house your own and experience the joys of family living in a beautiful setting.



- IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME
- LOCATED IN ONE OF THE VILLAGES MOST SOUGHT AFTER LOCATIONS
- CLOSE TO AMENITIES AND TRANSPORT LINKS
- FOUR DOUBLE BEDROOMS WITH EN-SUITE TO PRINCIPLE
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- WELL EQUIPPED KITCHEN / FAMILY ROOM TOGETHER WITH UTILITY SPACE
- LARGE GARAGE WITH ACCESS TO OFFICE SPACE
- ABUNDANCE OF PARKING AND PRIVATE SOUTH FACING GARDEN
- TENURE - FREEHOLD. COUNCIL TAX BAND G - WELWYN AND HATFIELD COUNCIL



Wooden front door opening into

### ENTRANCE PORCH

Spotlights to ceiling. Double glazed obscure glass windows to either side. Tiled floor. Glazed doorway with glazed panels to either side leading into

### HALLWAY

Spotlights to ceiling. Wooden flooring laid in Herringbone style. Turn flight of stairs to first floor with low level concealed lighting. Under stairs storage cupboard with automatic courtesy light. Myson high level heater.

### CLOAKROOM

W.C. in white with bidet function. Wash hand basin set within vanity unit with storage cupboard below and corner mounted mixer tap. Spotlights to ceiling. Tiled floor. Ceiling mounted extractor.

### LOUNGE

Spotlights to ceiling. Bay fronted double glazed window to front with curved radiator to fit bay. Separate double radiator. Two double glazed windows to side. Wall mounted media section. Solid wood flooring laid in Herringbone style. Spotlights to ceiling. Obscure glass glazed doors leading on to kitchen / family room.

### DINING ROOM

Double glazed bay fronted window to front. Curved radiator to fit bay. Solid wood Herringbone style flooring.

### KITCHEN / FAMILY ROOM

Kitchen

Kitchen arranged into two sections with one predominately utilised as a utility area with separate sink recessed with mixer tap. Main kitchen Features wall, drawer and base units in cream hi-gloss with black quartz working surfaces above with matching upstands. Tiled splashbacks. Space for undercounter washing machine and tumble dryer. Integrated Bosch freezer. Integrated Bosch fridge. Integrated Bosch double oven. Integrated Bosch dishwasher. Miele induction hob set within large island unit to match kitchen units with drawers and base units and power sockets supply. Seating for at least three. Breakfast bar features downlighters as do kitchen units. Stainless steel Bosch extractor. Recessed white sink with mixer tap and grooved drainer. Spotlights to ceiling. Tiled floor and underfloor heating. Double glazed patio doors onto rear garden.

Family room

Continuation of tiled flooring with underfloor heating. Full height window to rear. Double glazed bi-folding doors. Two high level obscure glass windows to side. Spotlights to ceiling. Glazed doors leading back onto lounge. Leading off from kitchen is access to

### GARAGE

Power and lighting and houses consumer unit and other media controls. Automated roller door to front. Doorway through to



## OFFICE

Air conditioning unit and radiator.

## INTERNAL LOBBY AREA

Gated access onto garden.

## FIRST FLOOR LANDING

Access to the loft via drop down ladder. Single radiator and double radiator. Two storage cupboards with wooden doors. White UPVC double glazed window to front.

## BEDROOM ONE

Double glazed bay fronted window to front with curved radiator to fit bay. Separate white UPVC double glazed window. Floor to ceiling wardrobes in medium wood with sliding doors. Separate storage cupboard. Access to

## ENSUITE SHOWER ROOM

Features large shower cubicle with glazed doors. Wall mounted Aqua Lisa controls with handheld shower attachment. Larger fixed overhead attachment. Top flush W.C. Sink with mixer tap set within a vanity section with multiple storage options below. Above that further storage with central mirrored section. Single radiator. Large chrome heated towel rail. Double glazed window to side with integrated blind. Spotlights to ceiling. Icon wall mounted extractor. Tiled floor. Separate independent storage cupboards to match other storage.

## BEDROOM TWO

Bay fronted double glazed window to front with curved radiator to fit bay. Floor to ceiling fitted wardrobes with cream sliding doors with central mirrored section.

## BEDROOM THREE

Double glazed window to rear., Double radiator. Storage cupboards in white.

## BEDROOM FOUR

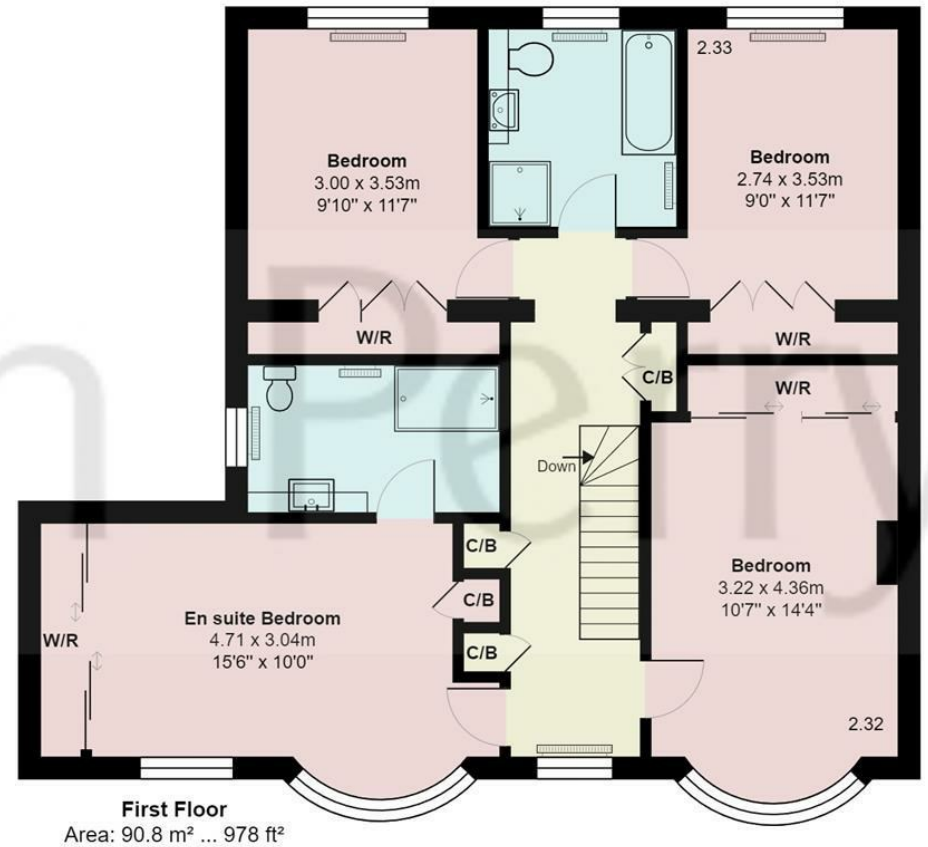
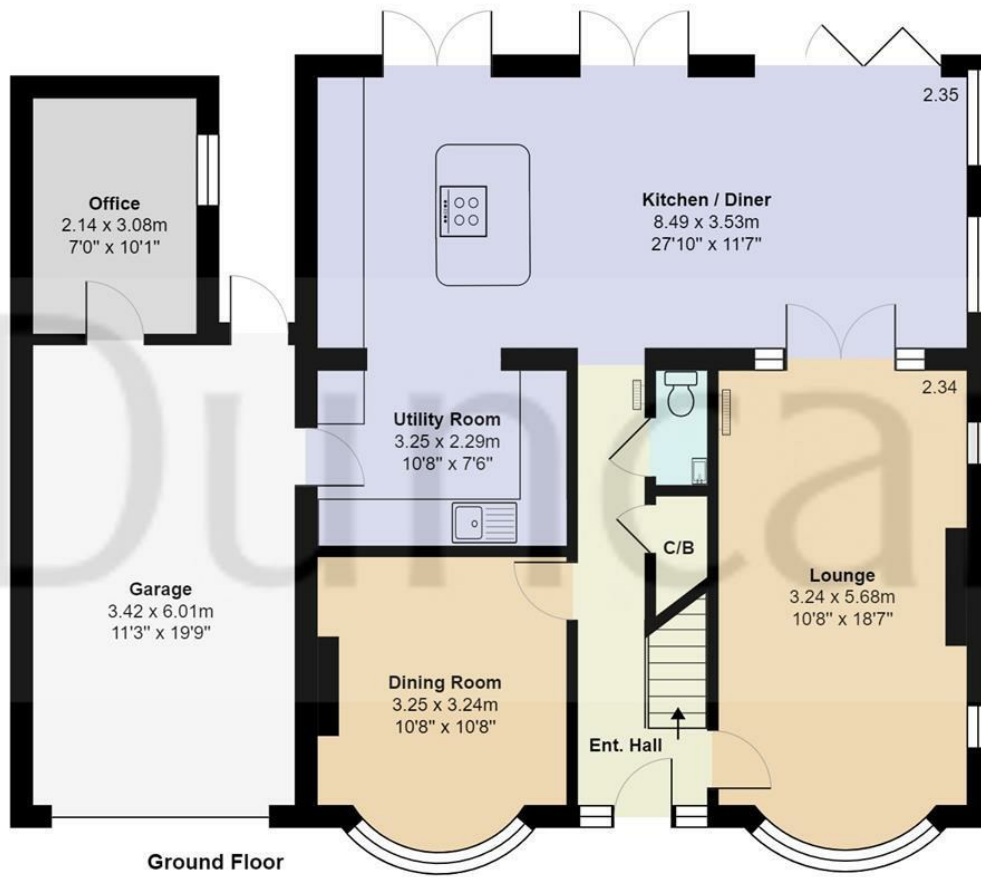
Double radiator. Double glazed window to rear. Storage cupboards in white.

## FAMILY BATHROOM

Features white suite comprising of bath with mixer tap. Handheld shower attachment. W.C with concealed cistern and integrated flush. Sink set within vanity unit with storage cupboards below. Mixer tap. Further storage cupboards above. Tiled splashbacks. Corner mounted shower cubicle with glazed bi-folding doors. Wall mounted Aqua Lisa shower. Chrome heated towel rail. Tiled floors and white UPVC obscure glass double glazed window to rear.







**Huggins Lane, Hertfordshire AL9 7LE**

Total Area: 202.7 m<sup>2</sup> ... 2182 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

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### FRONT OF PROPERTY

Large block paved driveway with parking for multiple vehicles. Enclosed by well established hedging. Small lawned section. Perimeter lighting. External gas meter. Gated access to side of property. Access to garage via automated roller door. Step up to main front door.

Tenure - 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.

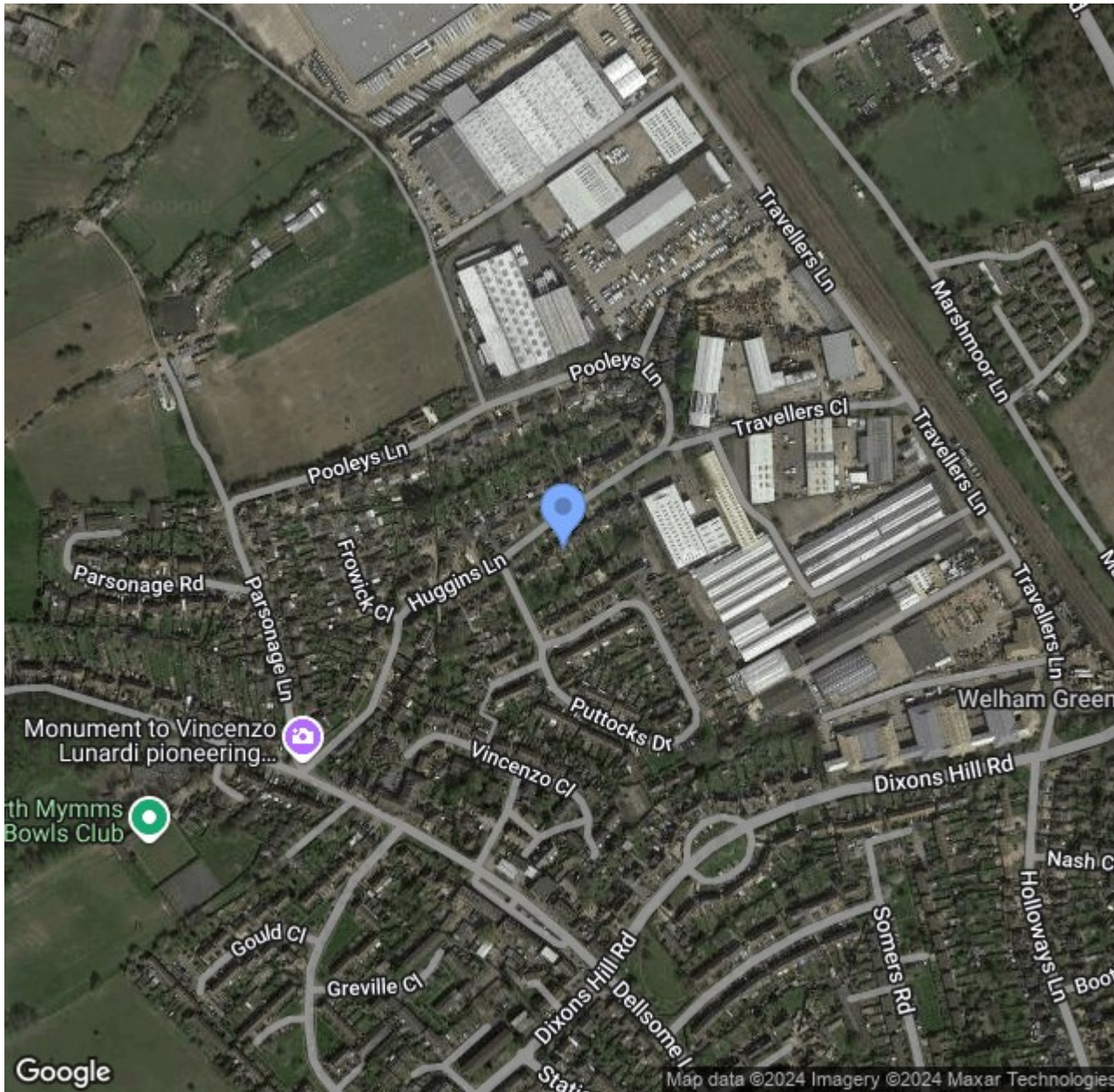
### REAR GARDEN

80' (24.38m)

Accessed from the kitchen or family area. Lead out immediately onto large patio area extending round to side of property. Gate to front. External lighting. Outside tap. Gate leading back through to lobby area and then onto garage. Raised borders enclosed in sleepers. Large central lawned section with mature hedging to sides and rear. Garden faces south east. Rear of property is a breeze block storage unit.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
83	83	83	83
81-82	81-82	81-82	81-82
79-80	79-80	79-80	79-80
77-78	77-78	77-78	77-78
75-76	75-76	75-76	75-76
73-74	73-74	73-74	73-74
71-72	71-72	71-72	71-72
69-70	69-70	69-70	69-70
67-68	67-68	67-68	67-68
65-66	65-66	65-66	65-66
63-64	63-64	63-64	63-64
61-62	61-62	61-62	61-62
59-60	59-60	59-60	59-60
57-58	57-58	57-58	57-58
55-56	55-56	55-56	55-56
53-54	53-54	53-54	53-54
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19-20	19-20	19-20	19-20
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11-12	11-12	11-12	11-12
9-10	9-10	9-10	9-10
7-8	7-8	7-8	7-8
5-6	5-6	5-6	5-6
3-4	3-4	3-4	3-4
1-2	1-2	1-2	1-2
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	England & Wales	England & Wales	England & Wales
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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