



79 Holloways Lane, Welham Green, Herts, AL9 7NU
£675,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Available is this attractive refurbished three bedroom property in a sought after village location close to station, shops and popular schools. It features an open plan kitchen / dining / family room, separate lounge, downstairs cloak, a large westerly aspect rear garden and off street parking. Viewing is a must.



- THREE BEDROOMS SEMI DETACHED HOUSE
- PLANNING PASSED FOR LOFT CONVERSION
- NEWLY REFURBISHED
- OPEN PLAN FAMILY LIVING
- SEPARATE LOUNGE
- OFF STREET PARKING
- VILLAGE LOCATION
- CLOSE TO SHOPS AND STATION
- FAMILY BATHROOM
- COUNCIL TAX BAND E - WELWYN AND HATFIELD DISTRICT COUNCIL



Available is this attractive refurbished three bedroom property in a sought after village location close to station, shops and popular schools. It features a westerly aspect rear garden and off street parking. Viewing is a must.

Composite front door with side panel leading into

ENTRANCE HALL

Spotlights to ceiling and down lighters. Wall mounted radiator. Fitted storage cupboard with hanging space. Under stair storage cupboard housing electricity meter and consumer unit, Herringbone flooring. Straight flight of stairs to first floor. Door though to

LOUNGE

Continuation of Herringbone flooring. Double glazed white UPVC bay fronted window to front. Fitted storage cupboards with shelving.

DOWNSTAIRS CLOAK

Spotlights to ceiling, Tiled walls. Tiled floor. Wall mounted hand was basin with mixer tap. W.C. with integrated flush. Extractor fan.

OPEN PLAN / KITCHEN / DINING / FAMILY AREA

Continuation of Herringbone flooring. Spotlights to ceiling. Kitchen comprises of wall, drawer and base units in white with quartz worktop above. One and a half bowl sink with mixer taps and drainer. Island with breakfast bar with quartz worktop and space for stools. Space for wine fridge. Elica hood and hob in one. Two wall mounted radiators. Integrated Miele oven and microwave. Integrated fridge and freezer, Integrated slimline dishwasher. Cupboard housing Worcester combination boiler and space for washing machine. Black UPVC double glazed sliding doors to rear.



FIRST FLOOR LANDING

Spotlights to ceiling. Wooden flooring. Wall mounted radiator.

BEDROOM ONE

Continuation of wooden flooring, Fitted wardrobes in black with hanging space and shelving. Radiator. Wall lights. White UPVC double glazed bay window to front.

BEDROOM TWO

Continuation of wooden flooring. Fitted wardrobes in white with hanging space and drawers below. Radiator. White UPVC double glazed window to rear.

BEDROOM THREE

Laminate flooring. White fitted wardrobes with hanging space and drawers below. Radiator. White UPVC double glazed window to rear.

BATHROOM

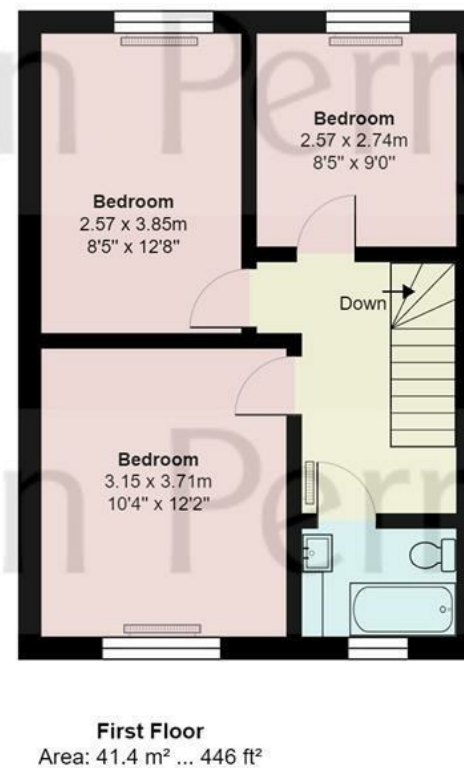
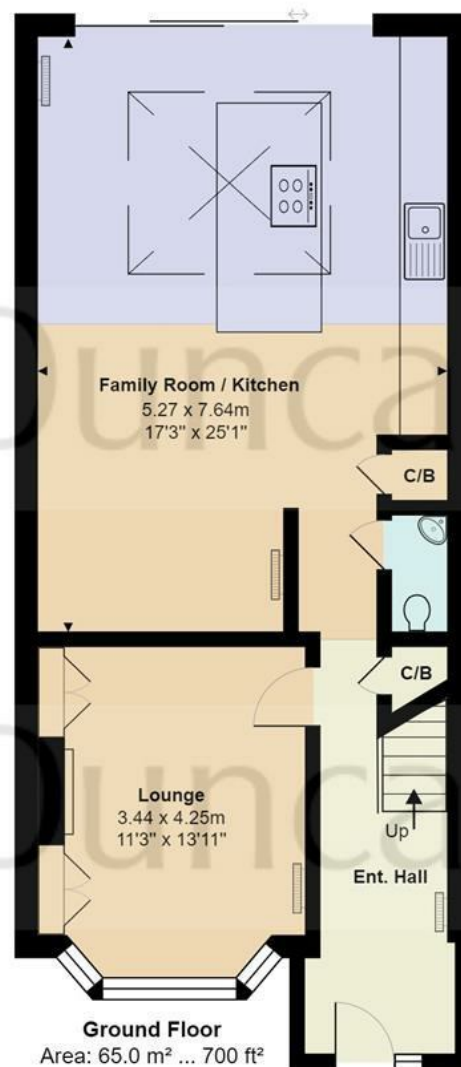
White suite comprising of close coupled W.C. Hand basin with mixer tap. Bath with mixer taps and shower screen. Fitted shelving. Spotlights to ceiling. Wall mounted towel rail. Tiled walls. Tiled floor. White obscure glass UPVC double glazed window to rear.

REAR GARDEN

120' approximately (36.58m approximately)
Westerly facing. Accessed via patio doors from kitchen. Large patio area. Predominately laid to lawn with mixed borders to either side. To the rear of the garden there is a timber out building. Adjacent to the patio area, there is a brick built storage unit which has power and lighting. Gated access around to front of the property.





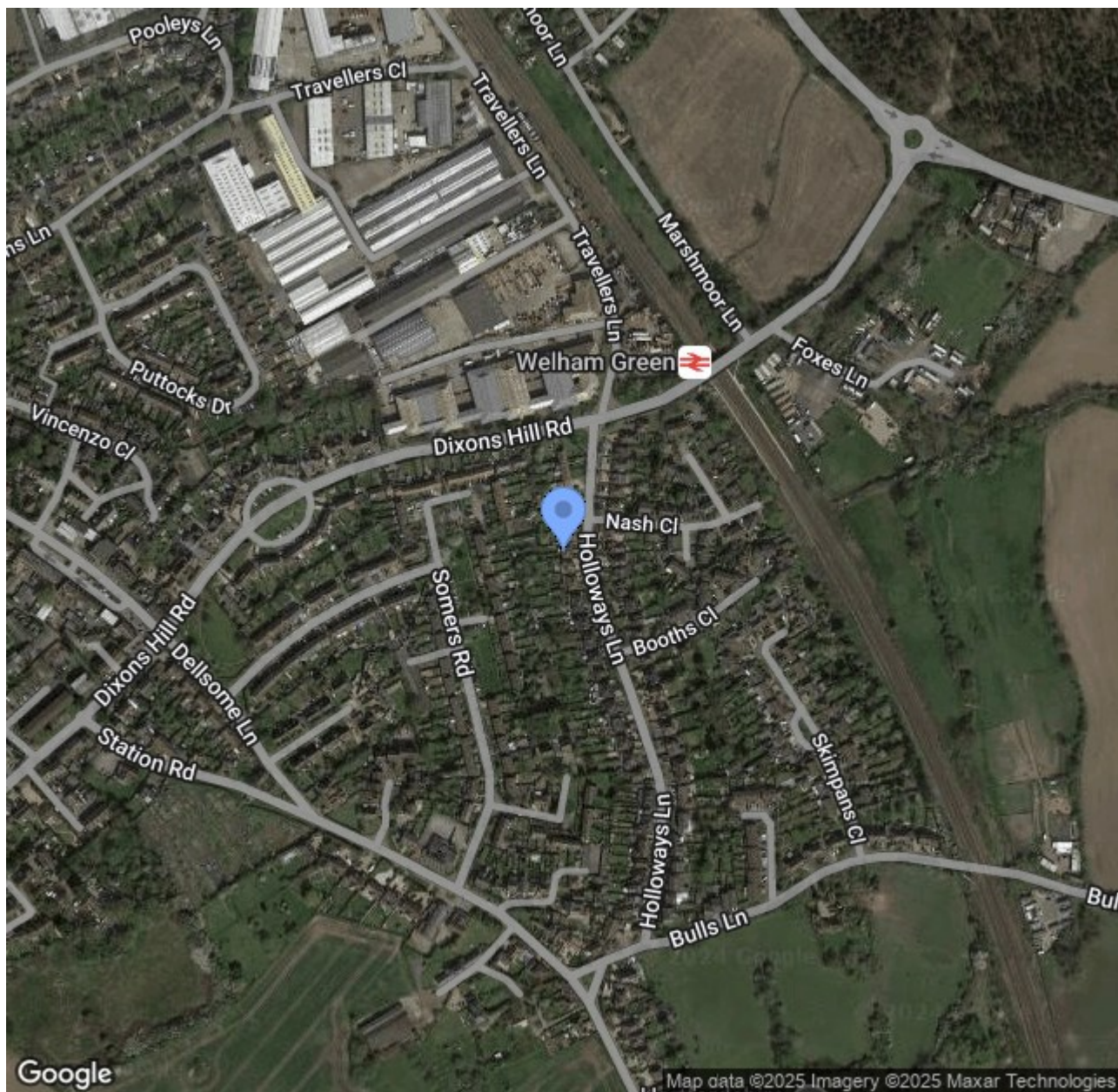


Holloways Lane, Hertfordshire EN6

Total Area: 106.4 m² ... 1145 ft²

All measurements are approximate and for display purposes only

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