



**44 Parsonage Lane, Welham Green, Herts, AL9 7LU**  
**Guide Price £550,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



We are pleased to offer for sale this 3 bedroom semi detached house located in the village of Welham Green with easy access to shops, schools and station. The property has been extended and on the ground floor offers two reception rooms, a kitchen/diner as well as a shower room. On the first floor are 3 bedrooms and family bathroom and WC.

Externally there is very generous off-road parking as well as a private rear garden. Viewings by appointment only.



- THREE BEDROOM SEMI-DETACHED HOUSE
- LOCATED IN THE VILLAGE OF WELHAM GREEN
- EASY ACCESS TO SCHOOLS, SHOPS AND STATION
- EXTENDED ON THE GROUND FLOOR
- TWO RECEPTION ROOMS
- KITCHEN / DINER
- DOWNSTAIRS SHOWER ROOM
- FAMILY BATHROOM
- GENEROUS OFF ROAD PARKING
- TENURE - FREEHOLD. COUNCIL TAX BAND E - WELWYN & HATFIELD COUNCIL





UPVC front door with semi-circular glazed panels. Matching obscure glass side light. Opens into

### HALLWAY

Coving to ceiling. Double radiator. Turn flight of stairs to first floor. Under stairs storage cupboard. Tiled floor. Doorway through to

### LOUNGE

Coving to ceiling. Single radiator. Wooden flooring. Feature gas fireplace in cast iron with wood surround. White UPVC double glazed window to front.

### GROUND FLOOR SHOWER ROOM

Features corner shower cubicle with glazed sliding doors. Wall mounted controls. Wall hung sink with mixer tap. Close coupled top flush W.C. Chrome heated towel rail. Tiled walls. Tiled floor. White UPVC obscure glass window to side. Doorway through to

### 2ND RECEPTION ROOM

Continuation of tiled flooring from hallway. Spotlights and coving to ceiling. Open aspect leading through to

### KITCHEN / DINING ROOM

Kitchen section

Features wall, drawer and base units in light wood with black working surfaces above. Tiled splashbacks. Integrated dishwasher. Space for tumble dryer and washing machine which are concealed behind kitchen units. Space for range style cooker. Stainless steel extractor above. Space for fridge / freezer. Vaillant combination boiler concealed within kitchen unit. Central breakfast bar with working surface to match kitchen. Seating for at least three. Stainless steel sink with mixer tap and drainer. White UPVC double glazed window to rear.

Dining room section

Spotlights to ceiling. White UPVC double glazed casement doors to rear. Continuation of tiled floor.





### FIRST FLOOR LANDING

Coving to ceiling. Access to loft. White UPVC obscure glass double glazed window to side.

### BEDROOM ONE

White UPVC double glazed window to front. Single radiator.

### BEDROOM TWO

White UPVC double glazed window to rear. Single radiator.

### BEDROOM THREE

White UPVC double glazed window to rear. Single radiator.

### BATHROOM

Features white suite comprising bath with wall mounted control and side mounted filler. Wall mounted shower. Glazed folding shower screen. Sink set within vanity unit with storage cupboards below and corner mounted mixer tap. Chrome heated towel rail. White UPVC double glazed obscure glass window to rear. Tiled walls. Tiled floor. Separate W.C. with top flush. White UPVC double glazed window to side.

### REAR GARDEN

40' approx (12.19m approx)

Accessed via kitchen / diner. Lead out onto a block paved patio area wrapping round to side of property. Outside tap. Gated access to front. Main section of garden is laid to lawn with timber shed to rear. Further raised block paved patio area.

### FRONT OF PROPERTY

Large block paved driveway with parking for numerous vehicles. Block paved step approaching front door with canopy above. Gated access leading to side of property.

Tenure - Freehold. Council tax band E - Welwyn & Hatfield Council.

Property Information

We believe this information to be accurate, but it

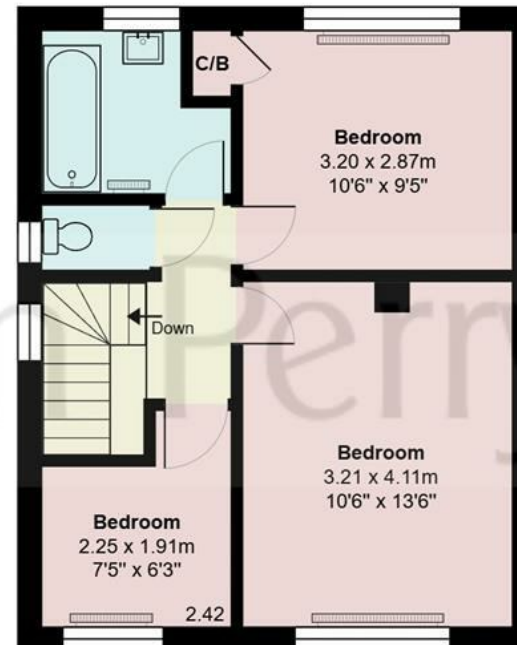








**Ground Floor**  
Area: 59.8 m<sup>2</sup> ... 644 ft<sup>2</sup>



**First Floor**  
Area: 39.9 m<sup>2</sup> ... 429 ft<sup>2</sup>

## Parsonage Lane, Hertfordshire AL9

Total Area: 99.7 m<sup>2</sup> ... 1073 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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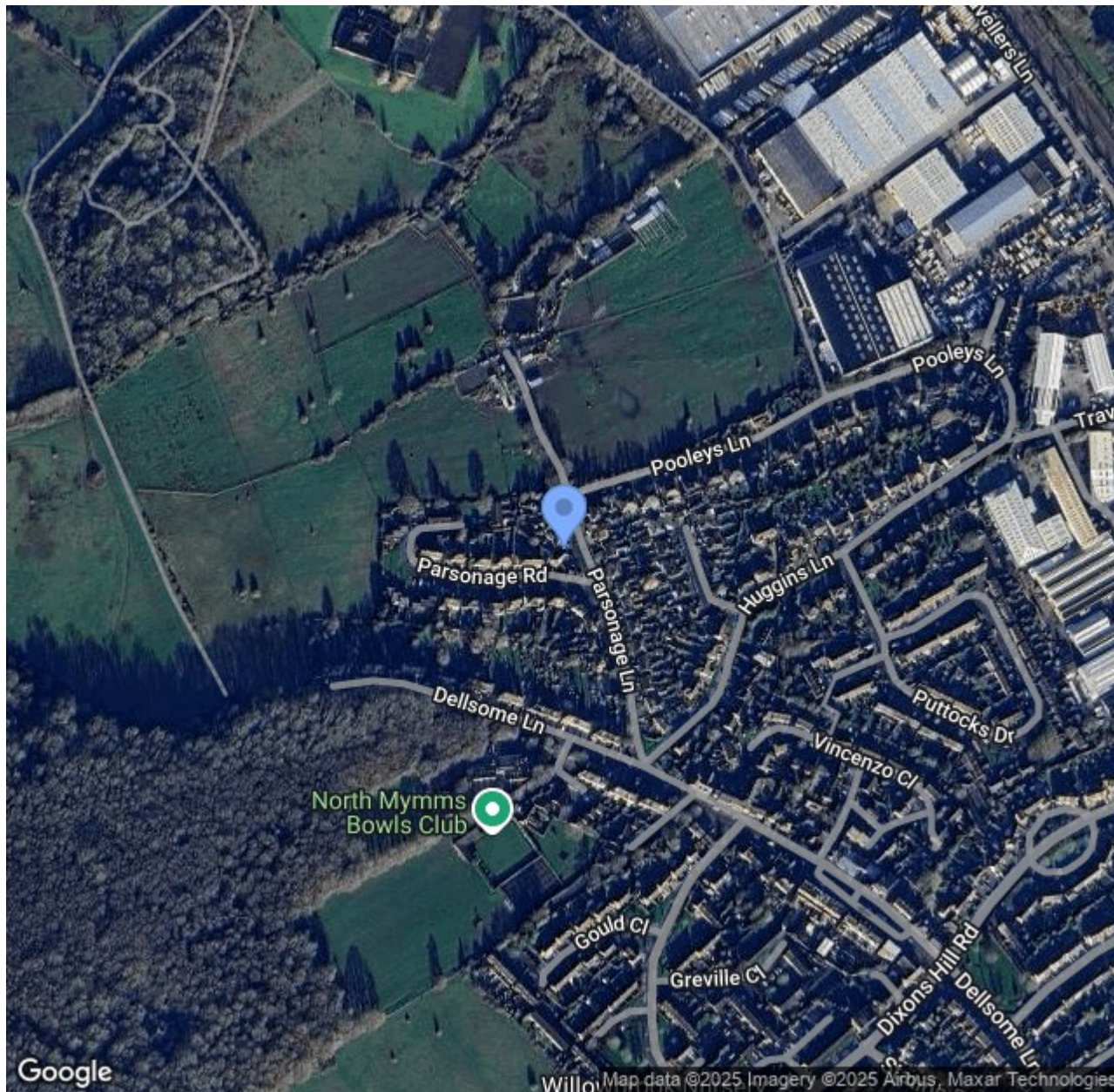


cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
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<div> <div>Very energy efficient - lower running costs</div> <div>Best practice A</div> <div>81-91 B</div> <div>69-80 C</div> <div>55-68 D</div> <div>44-54 E</div> <div>35-43 F</div> <div>21-34 G</div> <div>1-20 H</div> </div>		<div> <div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div>Best practice A</div> <div>28-40 B</div> <div>18-27 C</div> <div>12-17 D</div> <div>8-11 E</div> <div>4-7 F</div> <div>1-3 G</div> <div>0-1 H</div> </div>	
<div> <div>73</div> <div>84</div> </div>		<div> <div>73</div> <div>84</div> </div>	
<div> <div>England &amp; Wales</div> <div>EU Directive 2002/91/EC</div> </div>		<div> <div>England &amp; Wales</div> <div>EU Directive 2002/91/EC</div> </div>	





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