



**2 Bed
House - Terraced
located in Welham
Green**

£430,000



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Puttocks Drive
Welham Green
AL9 7LW

We are pleased to offer this spacious two-bedroom property is located in the village of Welham Green with shops station and school all close by. The property is very well presented throughout with good size garden & off-street parking and would make an ideal first-time buyer purchase. Viewings by appointment only

UPVC front door with obscure glass glazed panel and obscure glass matching glazed sidelight opening into:

HALLWAY

Single radiator. Spotlights to ceiling. Doorway though to:

LOUNGE

Wood laminate flooring. Coving to ceiling. Double radiator. White UPVC double glazed window to front. White UPVC double glazed patio doors to rear. Feature gas fireplace in cast iron, slate hearth and wood surround.

KITCHEN / DINER

Kitchen features a range of wall, drawer and base units in white with black working surfaces above and matching upstands with tiled splashbacks. Space for a range style six ring cooker. Black Canon extractor above. Space for a washing machine. Space for a fridge freezer. Stainless steel one and a half bowl recessed sink with mixer tap and grooved drainer. Double radiator. White UPVC double glazed window to front and to rear and glazed casement door. Large storage cupboard which houses an Ideal combination boiler, tumbler dryer and electric meter & consumer unit.

FIRST FLOOR LANDING

Double glazed window to rear.

BEDROOM ONE

Double glazed window to front and to rear. Double radiator. Wood laminate flooring. Two separate storage cupboards, one with shelving and one with shelving and hanging rail.

BEDROOM TWO

Features white UPVC double glazed window to front. Wood

laminate flooring. Double radiator. Storage cupboard with hanging rail.

BATHROOM

Features a white suite comprising of bath with mixer tap and shower attachment. Bi-folding glazed shower screen. Sink set within a vanity unit with mixer tap and storage cupboards below. WC. Chrome heated towel rail. Obscure glass double glazed window to side. Part tiled walls.

REAR GARDEN

52'

Accessed from kitchen or from the lounge. Leads out onto a paved patio area. Outside tap. Outside lighting. Step up to the main section of the garden which is predominately lawn with mixed border. Two timber storage units.

FRONT OF PROPERTY

Gravel driveway. Parking for at least two vehicles.

Freehold. Council tax band C - 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.



2



1



1



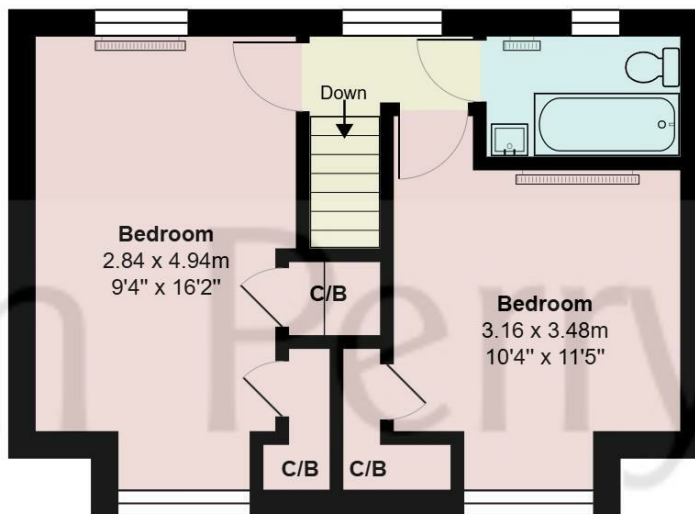
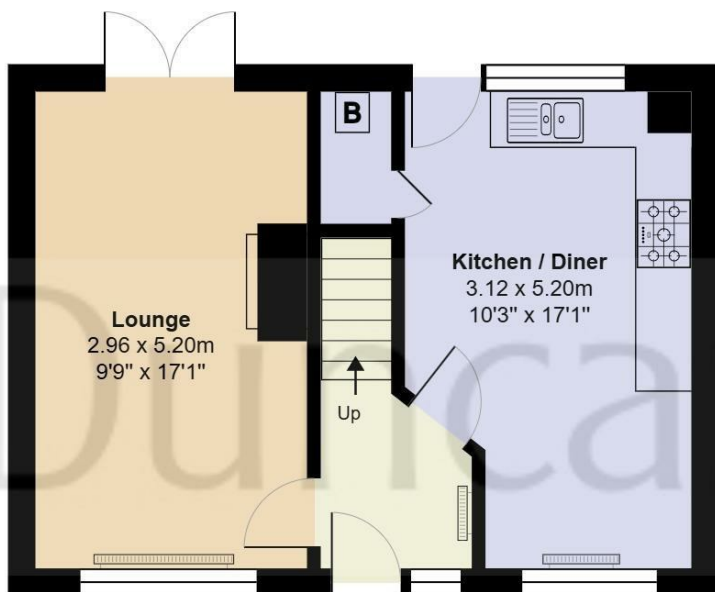
C





11 Puttocks Drive, Welham Green, AL9 7LW





Putlocks Drive, Hertfordshire AL9

Total Area: 70.7 m² ... 761 ft²

All measurements are approximate and for display purposes only

Duncan Perry

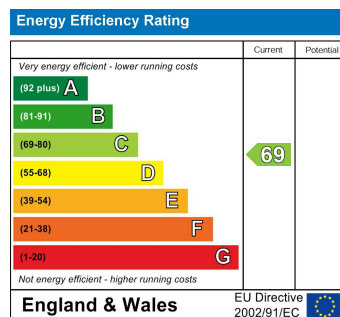
DIRECTIONS

Please refer to google maps using property postcode

CONTACT

79 Bradmore Green
Brookmans Park
Herts.
AL9 7QT

E: sales@duncanperry.co.uk
T: 01707664549
<https://www.duncanperry.co.uk>



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL