



**31 Knolles Crescent, Welham Green, Herts, AL9 7DZ**  
**£485,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



An IMMACULATLY presented 3-bedroom property located in the heart of Welham Green with shops, station, and school all close by. Features include lounge, study/playroom, contemporary kitchen/diner, three double bedrooms, modern bathroom, and good size garden. Viewings by appointment through Duncan Perry Estate Agents.



- MID TERRACE THREE BEDROOM HOUSE
- VILLAGE LOCATION
- KITCHEN / DINER
- PLAYROOM / STUDY
- SEPARATE LOUNGE
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- CLOSE TO SHOPS AND STATION
- TENURE - FREEHOLD. COUNCIL TAX BAND D - WELWYN AND HATFIELD COUNCIL
- VIEWING ESSENTIAL



UPVC front door with two obscure glass panels. Matching side light panel. Door opens into entrance hallway.

### ENTRANCE HALL

Straight flight stairs to first floor. Single radiator. Herringbone style flooring. Doorway through to lounge.

### LOUNGE

White UPVC double glazed window to front. Continuation of flooring from hallway. Double radiator. Wall mounted TV point. Doorway through to kitchen/ diner.

### KITCHEN / DINER

Continuation of flooring from lounge.

Kitchen section - Fitted with a range of matt grey wall, drawer and base units with stone working surfaces and matching upstands. Integrated Samsung SmartThings double oven one of which is a microwave grill and oven. Samsung SmartThings ceramic induction hob. Concealed Elica extractor above. One and a half bowl stainless steel recessed Franke sink with mixer tap and grooved drainer. Integrated Bosch dishwasher. Integrated Hoover washing machine. Spotlights to ceiling, White UPVC double glazed window to rear. Breakfast bar section with seating for two.

Dining room section

Single radiator. Continuation of same flooring. Spotlights to ceiling. Double glazed patio doors to rear.

### PLAY ROOM / STUDY

Accessed from hallway. Continuation of flooring from hallway. White UPVC double glazed window to front. Single radiator.





## FIRST FLOOR LANDING

White UPVC double glazed window to rear. Airing cupboard housing Megaflow hot water cylinder and rack shelving. Loft hatch. Doorway through to:

## BEDROOM ONE

Fitted with a range of floor to ceiling wardrobes with three sliding doors. White UPVC double glazed window to front. Single radiator. Storage cupboard with shelving.

## BEDROOM TWO

Floor to ceiling wardrobes with sliding doors. Single radiator, White UPVC double glazed window to front.

## BEDROOM THREE

White UPVC double glazed window to rear. Single radiator. Storage cupboard with hanging rails and shelving.

## BATHROOM

Fitted with a white suite comprising of bath with mixer tap and hand held shower attachment. Pivoting glazed shower screen. Sink set within vanity unit with storage cupboards below. Concealed cistern WC with integrated flush. Large chrome heated towel rail. Spot lights to ceiling. Two white UPVC obscure glass windows to rear. Tiled walls. Tiled floor.

## REAR GARDEN

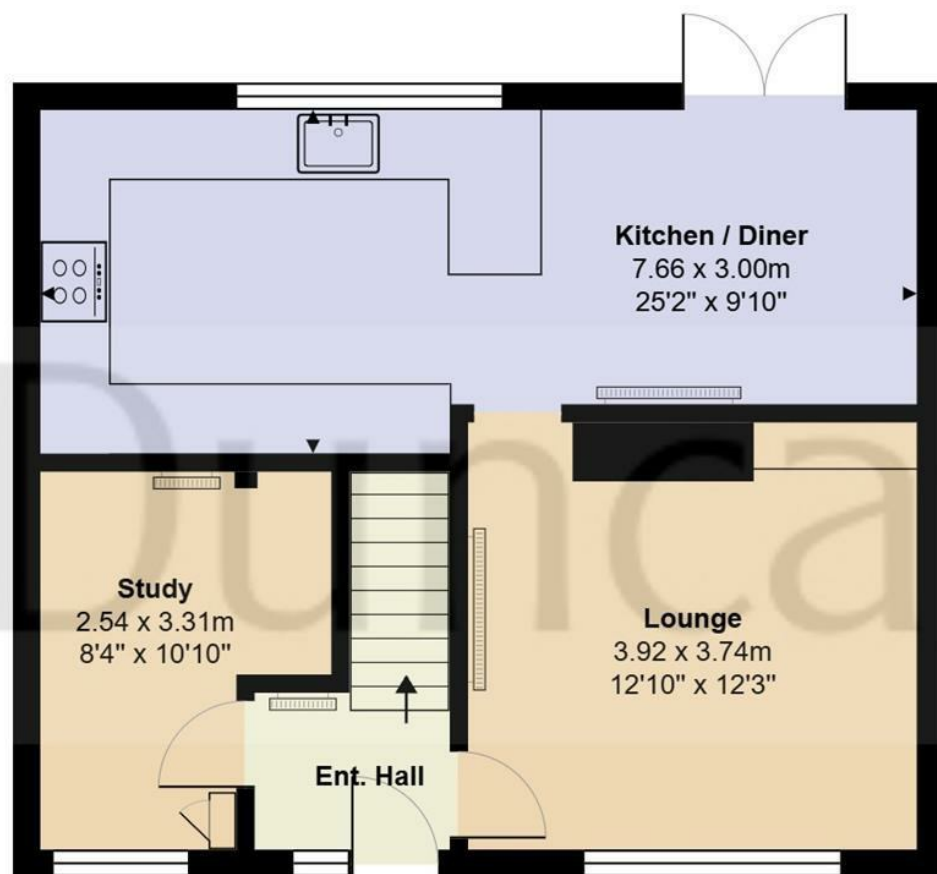
63' (19.20m)

Access via dining room or kitchen. Leads out onto a large decked area. Outside lights. Outside power point. Outside tap. Remainder of the garden laid predominately to lawn. Timber shed to rear. Gated access.

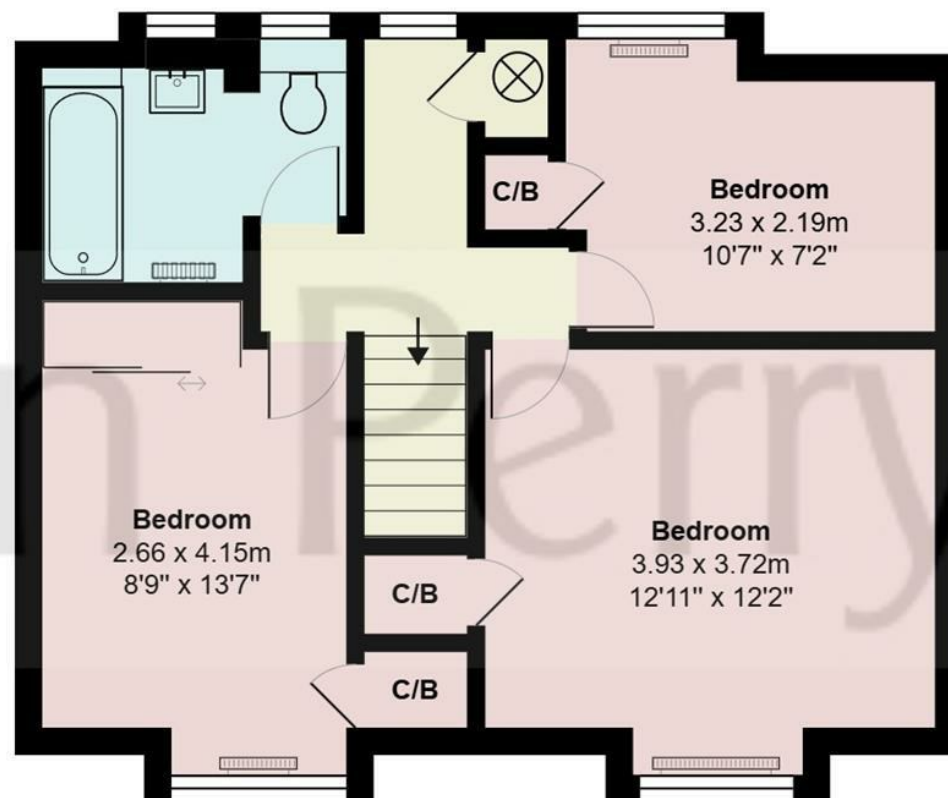








**Ground Floor**  
Area: 49.6 m<sup>2</sup> ... 534 ft<sup>2</sup>



**First Floor**  
Area: 47.4 m<sup>2</sup> ... 510 ft<sup>2</sup>

## Knolles Crescent, Hertfordshire AL9

Total Area: 97.0 m<sup>2</sup> ... 1044 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Duncan Perry**





Tenure - Freehold. Council tax band D - 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.

### FRONT OF PROPERTY

Gate which leads onto a central pathway. Lawn section to either side. Mixed border. Courtesy lighting to either side of the door. External covered gas meter



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Most energy efficient - lower running costs 94-100 84-93 74-83 64-73 54-63 44-53 34-43 24-33 14-23 4-13 Not energy efficient - higher running costs		Most environmentally friendly - lower CO <sub>2</sub> emissions 20-40 41-60 61-80 81-100 101-120 121-140 141-160 161-180 181-200 201-220 221-240 241-260 261-280 281-300 Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	





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