



**17 Booths Close, Welham Green, Herts, AL9 7NW**  
**£510,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



We are pleased to offer for sale this 4-bedroom house property situated in a popular village location with easy access to station, shops and good schools. The property has been extended and on the ground floor offers lounge, dining room, kitchen, cloak room and bedroom/2nd reception. On the first floor are three bedrooms and family bathroom. Externally to

front there is a driveway providing off street parking and to the rear an attractive and private garden. Viewings by appointment.



- FOUR BEDROOM SEMI-DETACHED HOUSE
- LOCATED IN A POPULAR VILLAGE LOCATION
- EASY ACCESS TO STATION, SHOPS AND GOOD SCHOOLS
- EXTENDED ON GROUND FLOOR LEVEL
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- DRIVEWAY PROVIDING OFF STREET PARKING
- REAR ATTRACTIVE AND PRIVATE GARDEN
- TENURE - FREEHOLD. COUNCIL TAX BAND E - WELWYN AND HATFIELD COUNCIL
- VIEWING BY APPOINTMENT ONLY





Wooden front door with frosted double glazed panels. Opens into

### **ENTRANCE LOBBY AREA**

Spotlights to ceiling. Doorway through to

### **CLOAKROOM**

Fitted with a W.C. in white with concealed cistern. Corner wash hand basin with mixer tap and storage cupboard below. Tiled splashback. Chrome heated towel rail. Tiled floor. Spotlights to ceiling. Double glazed white UPVC obscure glass window to front.

### **DINING ROOM**

Features wooden flooring. Spotlights to ceiling. Column radiator. Double glazed white UPVC window to front with fitted white shutters. Under stairs storage cupboard and stairs rising to first floor. Double doors leading through to

### **LOUNGE**

Continuation of wooden flooring from the dining room. Spotlights to ceiling. Two vertical column radiators. Double glazed bi-folding doors to rear. Large Velux style opening skylight.

### **KITCHEN**

Fitted with range of white hi-gloss wall, drawer and base units with grey working surfaces above. Tiled upstands. Integrated SMEG oven with SMEG 4-ring gas hob above. Space for slimline dishwasher. Space for washing machine and tumble dryer. Stainless steel sink with mixer tap and drainer. Space for fridge and freezer. Vertical column radiator. Double glazed window to rear and double glazed door onto garden. Velux style window.





### BEDROOM / RECEPTION TWO

Continuation of wooden flooring from dining room. Double glazed window to front fitted with white shutters, Single radiator. Spotlights to ceiling.

### FIRST FLOOR LANDING

Spotlights to ceiling. Access to roof.

### BEDROOM ONE

Single radiator. White UPVC double glazed window to front with fitted white shutters.

### BEDROOM TWO

Single radiator. White UPVC double glazed window to rear.

### BEDROOM THREE

Single radiator. White UPVC double glazed window to front with fitted white shutters. Storage cupboard.

### BATHROOM

Features a white suite comprising bath with mixer tap and handheld shower attachment. Sink set within vanity unit with storage cupboard and drawers below. W.C. with concealed cistern and integrated flush. Chrome heated towel rail. Ceiling mounted extractor. Double glazed white UPVC obscure glass window to rear.

### REAR GARDEN

Accessed from lounge or kitchen. External power point and lighting. Outside tap. Garden is mainly laid to lawn with decorative slate borders. Pathway runs along side of property with gate onto front of property.

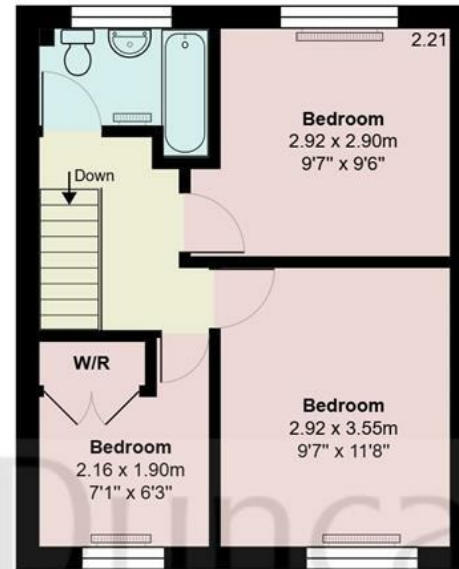
### FRONT OF PROPERTY

Driveway which provides parking for multiple vehicles. External lighting. Gated access to side.









**First Floor**  
Area: 34.5 m<sup>2</sup> ... 371 ft<sup>2</sup>



**Ground Floor**  
Area: 56.8 m<sup>2</sup> ... 612 ft<sup>2</sup>

## Booths Close, Hertfordshire AL9

Total Area: 91.3 m<sup>2</sup> ... 983 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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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.

Tenure - Freehold. Council tax band E - 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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
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Not energy efficient - higher running costs EU Directive 2002/91/EC		Not environmentally friendly - higher CO <sub>2</sub> emissions EU Directive 2002/91/EC	





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