



**3 Bed
House - Semi-
Detached
located in Welham
Green**

£625,000



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Bulls Lane
Welham Green
AL9 7NY



White UPVC front door with glazed obscure glass panels opens into

ENTRANCE LOBBY

Single radiator. Wooden fitted cupboards with hanging rail and shelving. Glazed doorway leading through to

HALLWAY

Coving to ceiling. Single radiator. Turn flight of stairs to first floor. Under stairs storage cupboard housing consumer unit, electricity and gas meters. Doorway through to

LOUNGE

Accessed via glazed sliding door. Coving to ceiling. Single radiator. Wall lights. Double glazed white UPVC window to front.

KITCHEN

Fitted with a range of wall, drawer and base units in a light wood with black working surfaces above and tiled splashbacks. Integrated Bosch double oven with Bosch 4-ring electric hob above. Space for fridge and freezer. Space for dishwasher. Space for washing machine. Space for tumble dryer, White one and a half bowl sink with mixer tap and drainer. Wall mounted Ideal Classic boiler. Separate storage cupboard with shelving. Smaller cupboard with shelving. Two double radiators. Two white UPVC double glazed windows to rear. Double glazed obscure glass casement door. Doorway through to

DINING ROOM

Coving to ceiling. Single radiator. White UPVC double glazed window to rear.

CLOAKROOM

Concealed cistern W.C. Wall hung wash hand basin with singular taps. Tiled splashbacks. Single radiator. White UPVC double glazed obscure glass window to side.

FIRST FLOOR LANDING

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

BEDROOM ONE

Features fitted wardrobes in white with hanging rails and storage cupboards above. Central dressing section with drawers and mirror. Single radiator. Separate storage cupboard with shelving. White UPVC double glazed window to front.

BEDROOM TWO

Single radiator. Two separate storage cupboards (one with hanging rail and shelving and the other with wooden rack shelving and housing hot water cylinder). White UPVC double glazed window to rear.

BEDROOM THREE

Single radiator. White UPVC double glazed window to front.

SHOWER ROOM

Features corner shower cubicle with glazed sliding screen. Wall mounted shower. White sink set within vanity unit with mixer tap and storage cupboards below. White top flush W.C. Chrome heated towel rail. Tiled walls. White UPVC obscure glass double glazed window to rear.

REAR GARDEN

60' x 50' at its widest point
Accessed from kitchen leading immediately out onto large patio area which extends to the side of property with gated access to front and courtesy door to garage. Outside tap, Timber shed. Main section of garden is laid to lawn with flower borders and mature planting.

GARAGE

Accessed via courtesy door from garden or from the automated roller style garage door from front. Power and lighting.

FRONT OF PROPERTY

Dwarf wall. Lawn section with mixed borders. Driveway with parking for multiple vehicles. Gated access to side, Access to garage via roller style automated door. Step up to front door with open canopy above.



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

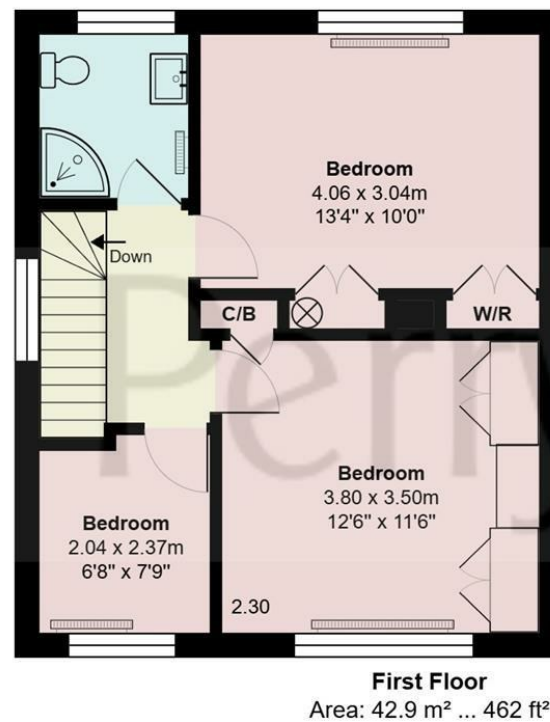
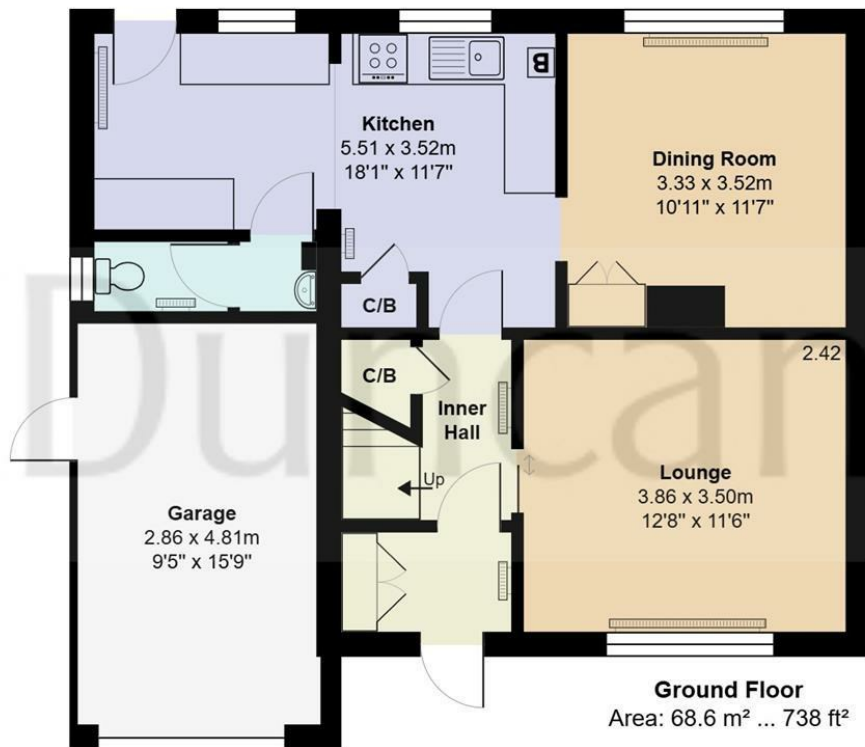
Property Information
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and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





15 Bulls Lane, Welham Green, AL9 7NY



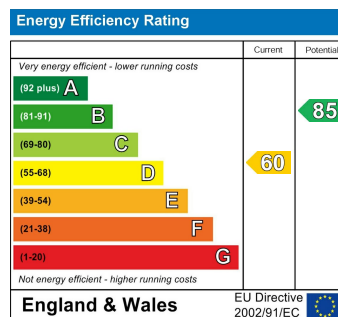


Bulls Lane, Hertfordshire AL9

Total Area: 111.5 m² ... 1200 ft²

All measurements are approximate and for display purposes only

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DIRECTIONS

Please refer to Google Maps using postcode.

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