



**2 Bed
House - End Terrace
located in Welham Green**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Nash Close
Welham Green
AL9 7NN



£441,000

Duncan Perry offer this two bedroom semi detached house in a quiet cul-de-sac. Property offers lounge/diner, kitchen, bathroom, garage, 49' garden and off street parking. Within minutes walk from mainline station and shops. Viewing recommended.

Composite front door with two glazed panels opening into:

PORCH

Laminate wood effect flooring. Obscure glazed door opening into:

LOUNGE/DINER

Lounge section

White UPVC window to front. Double radiator. Continuing laminate wood effect flooring. Storage cupboard housing consumer unit. Straight flight stairs to first floor.

Diner section

Double radiator. Laminate wood effect flooring. White UPVC courtesy door to garden. White UPVC window to rear.

KITCHEN

Range of wall, drawer and base units in white with complimenting working surfaces above. Space for fridge freezer. Integrated Siemens microwave. Stainless steel electric oven and integrated stainless steel CDA gas hob above. Concealed extractor hob above. Space for washing machine. Stainless steel sink, drainer and mixer tap. Vaillant combi gas boiler. Tiled floor and tiled splashbacks. White UPVC window to rear. Single radiator.

FIRST FLOOR LANDING

Accessed from straight flight stairs from lounge. UPVC white window to side. Single radiator. Loft hatch - loft is part boarded. Storage cupboard.

BEDROOM ONE

White UPVC window to front. Single radiator.

BEDROOM TWO

White UPVC window to rear. Concealed single radiator.

BATHROOM

White suite comprising bath with wall mounted shower, hand held attachment and mixer tap. Bi-folding glazed shower door. Top flush WC. Sink set within vanity unit with cupboards below and mixer tap. Tiled floor and part tiled walls. Chrome heated towel rail.

GARDEN

51' x 22'11"

Access from lounge/diner onto decked patio. Outside water tap. Main area lawn. Fences to sides and hedges to rear. Stoned area to side. Timber shed. Wooden fish pond on patio. Side access via wooden gate to front. Courtesy UPVC white door to garage.

FRONT OF PROPERTY

Driveway to park two cars in front of garage. Flower bed and grass area. Concealed gas and electric meters to side. Front door to side.

GARAGE

Access via up and over door to front or from courtesy door from garden. Power and lighting.

Freehold. Council tax band D - 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.

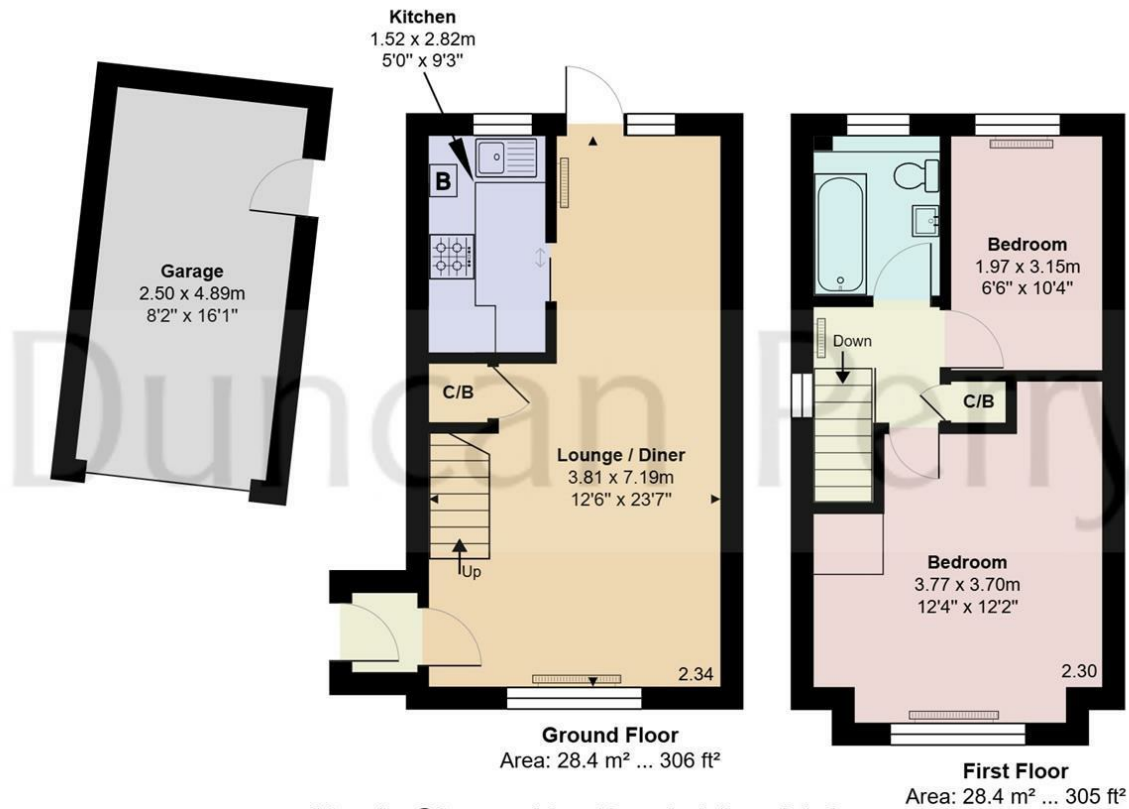






34 Nash Close, Welham Green, AL9 7NN





Nash Close, Hertfordshire AL9

Total Area: 56.8 m² ... 611 ft² (excluding garage)

All measurements are approximate and for display purposes only

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

Please refer to google maps using property post code

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