



56 Nash Close, Welham Green, Herts, AL9 7NN
Offers In Excess Of £550,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

A beautifully presented 3 bedroom property that has been extended and fully refurbished by the present owners. Popular village cul de sac location with good access to station & shops etc. Features include two reception rooms, master bedroom with en suite, modern kitchen, conservatory and garage.



- THREE BEDROOM SEMI-DETACHED HOUSE
- EXTENDED AND BEAUTIFULLY PRESENTED
- TWO RECEPTION ROOMS
- CONSERVATORY
- MODERN FITTED KITCHEN
- EN-SUITE SHOWER ROOM & DRESSING ROOM
- FAMILY BATHROOM & GROUND FLOOR CLOAKROOM
- SOUTH WESTERLY ASPECT REAR GARDEN
- GARAGE AND OFF STREET PARKING
- POPULAR CUL-DE-SAC LOCATION



Composite Entrance door with obscure glass panels and matching window to side opening into:

ENTRANCE HALL

Radiator, engineered wood flooring, fitted cupboards, turn flight staircase to first floor. Door to:

GROUND FLOOR CLOAKROOM

Suite comprising top flush W.C. vanity unit with inset wash hand basin, mixer tap and storage cupboards below, wall mounted extractor fan, single radiator, engineered wood flooring, UPVC framed obscure glass double glazed window to side.

DINING ROOM

UPVC framed double glazed window to front, single radiator, continuation of engineered wood flooring, two under stairs storage cupboards with consumer unit.

LOUNGE

Continuation of engineered wood flooring, single radiator, UPVC framed double glazed bi-fold windows to rear garden. Door to:

CONSERVATORY

Low level brick retaining wall with UPVC double glazed windows to rear having top openers and double glazed door to side leads to the patio, uplighters, engineered wood flooring, power points.

FIRST FLOOR LANDING

Access to loft, built in airing cupboard with rack shelving.

BEDROOM ONE

UPVC framed double glazed window to rear, single radiator, door to:



EN-SUITE SHOWER ROOM

Suite comprising corner shower cubicle with glazed sliding doors; large overhead shower and additional hand held shower attachment, vanity unit with inset sink and mixer tap with storage cupboards below, tiled splashbacks, chrome heated towel rail, wall mounted extractor fan, spotlights to ceiling, UPVC framed double glazed obscure glass window to front. Door to:

DRESSING ROOM

Spotlights to ceiling, UPVC framed double glazed window to front.

BEDROOM TWO

UPVC framed double glazed window to front, single radiator.

BEDROOM THREE

UPVC framed double glazed window to rear, single radiator.

FAMILY BATHROOM

Fitted with a white suite comprising bath with mixer tap and shower attachment and glazed pivoting shower screen, vanity unit with inset sink, mixer tap and cupboard below, top flush w.c., chrome heated towel rail, ceiling spotlights and ceiling mounted extractor fan UPVC framed double glazed obscure glass window to rear.

EXTERIOR REAR

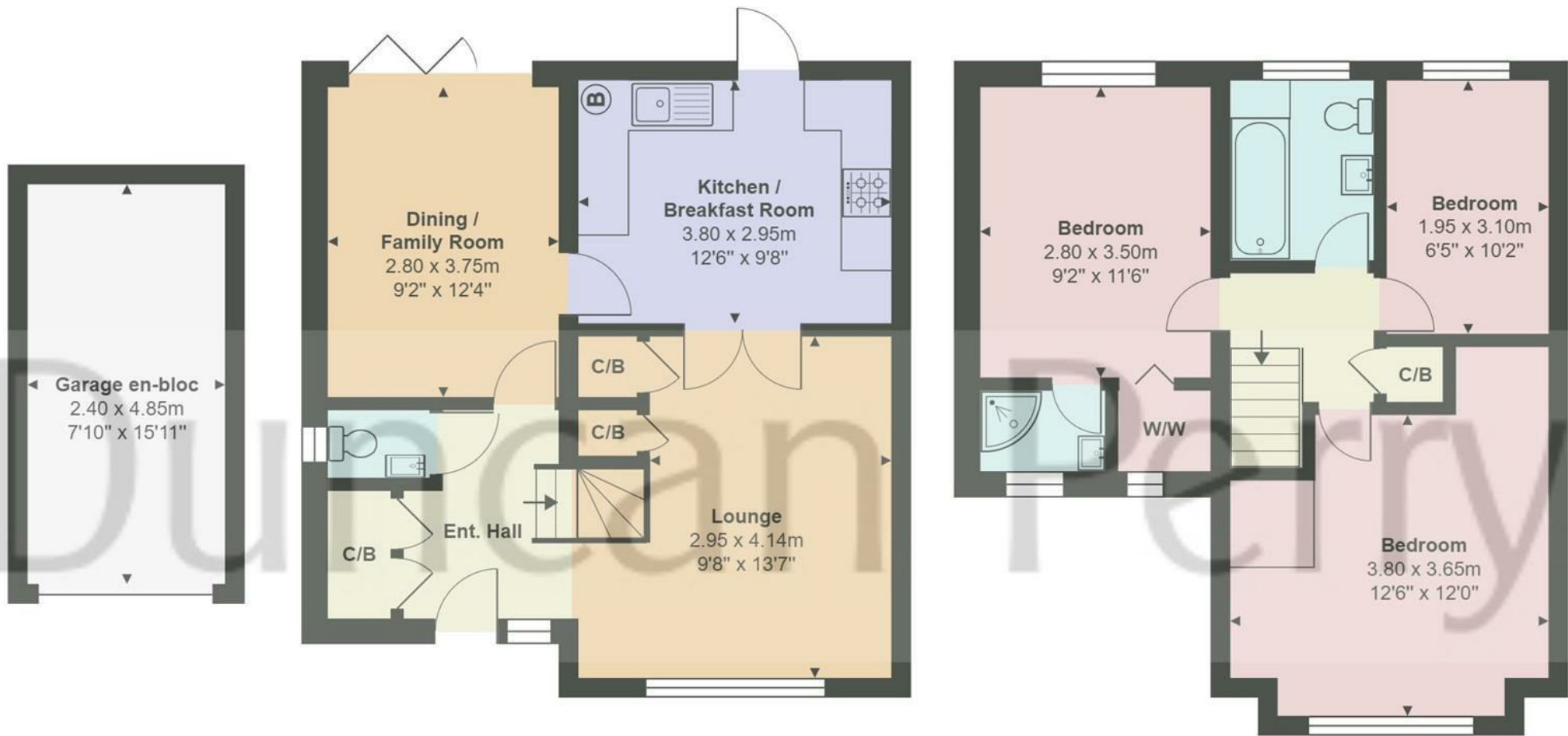
South Westerly aspect. Immediately adjoining the property is a patio area which has a step up to the lawn area having mixed borders to sides and rear, security light, outside water tap, timber garden shed. To the side of the property is a gravel border retained by sleepers, gated side pedestrian access

FRONT OF PROPERTY

Two off-street parking spaces lead to:







Nash Close, Hertfordshire AL9

Total Area: 90.7 m² ... 976 ft² (excluding garage en-bloc)

All measurements are approximate and for display purposes only

Duncan Perry



or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller as we will not have had sight of the title documents. Before viewing a property, do please check with us as to its availability and also request clarification or information on any points of particular interest to you to save you a wasted journey.

GARAGE

Having up and over door.

Tenure - Freehold. Council tax band D - Welwyn & Hatfield District Council.

Property Misdescriptions Act
As Agents we have not tested any apparatus, equipment, fixtures, fittings



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
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Most energy efficient - lower running costs 92-100 A 81-91 B 69-80 C 55-68 D 45-54 E 35-44 F 2-34 G		Most environmentally friendly - lower CO ₂ emissions 100-109 A 91-100 B 82-90 C 73-81 D 64-72 E 55-63 F 46-54 G	
Not energy efficient - higher running costs 87		Not environmentally friendly - higher CO ₂ emissions 75	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	



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