



**3 Bed
House - Semi-
Detached
located in Welham
Green**
£470,000



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Parsonage Lane
Welham Green
AL9 7NB

This well presented 3 bed semi-detached property is ideally situated in a popular village location close to shops, station, and school. On the ground floor is a lounge, kitchen, and bathroom. On the first floor are 3 good sized bedrooms. Externally is a lovely west facing garden which has been thoughtfully laid out and to the front there is off street parking. Viewing by appointment.

Composite front door with central leaded light obscure glass panel. Opens into

ENTRANCE LOBBY AREA

Stairs rising to the first floor. Single radiator. Wooden flooring. Opening through to

LOUNGE

Feature cast iron fireplace with tiled detailing and wood surround. Continuation of wood flooring. Picture rail. Radiator. White UPVC double glazed window to front. Doorway through to

KITCHEN

Fitted with range of wall, drawer and base units in a deep grey colour with wood block effect working surfaces above and tiled splashbacks. Space for range style gas cooker. Stainless steel extractor above with stainless steel splashback. Space for washing machine. Space for slimline dishwasher. One and a half bowl stainless steel sink with mixer tap and drainer. Space for fridge freezer. Wall mounted radiator. Additionally a storage cupboard with shelving also housing tumble dryer. Wall mounted Worcester boiler. White UPVC double glazed window to rear and to side. Double glazed casement door to side. Doorway through to

BATHROOM

White suite comprising of roll top style free standing bath with side mounted mixer taps and handheld attachment. Wall mounted shower with overhead fixed shower head with bi-folding glazed shower screen. Sink set within vanity unit with mixer tap. Pop up waste and storage cupboard below. Top flush W.C. Tiled floor. Part tiled and part wood clad walls.

Chrome heated towel rail. White double glazed UPVC obscure glass window to rear.

FIRST FLOOR LANDING

Double glazed window to side. Access to loft.

BEDROOM ONE

Two fitted wardrobes in light wood both with sliding doors. Single radiator. Wood laminate flooring. White UPVC double glazed window to front.

BEDROOM TWO

Wood laminate flooring. Single radiator. White UPVC double glazed window to rear.

BEDROOM THREE

Single radiator. Wood laminate flooring. White UPVC double glazed window to rear.

EXTERNAL REAR

65' approx

Access via kitchen. Lead out to side of property with gated access to front. Timber storage unit. Raised borders retained by sleepers. Raised decked area. Large patio area. Outside lighting. Outside tap. Access to brick build storage unit with power and lighting. Houses additional white goods. At the midpoint of garden is a covered outdoor kitchen / BBQ area. Large timber workshop. Gated access through to next section of the garden with raised timber borders currently utilised for growing vegetables. Several fruit trees. Lawned. Pond with timber surround. Westerly facing.

FRONT OF PROPERTY

Gravelled driveway. Mixed borders. Side access with gate to rear. Step up to front door with canopy over.

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

Property Information

We believe this information to be accurate, but it cannot be



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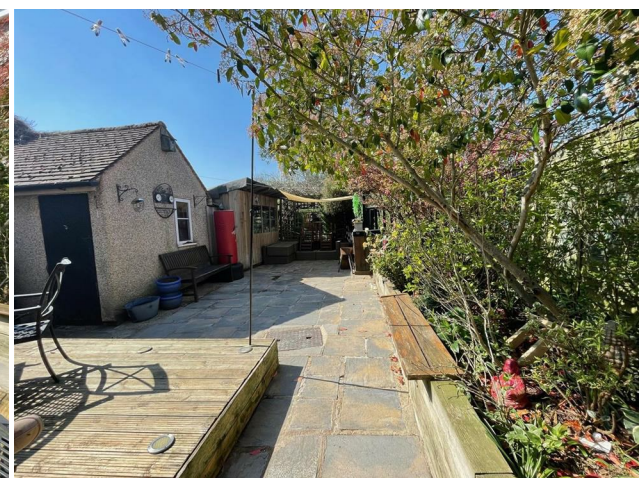


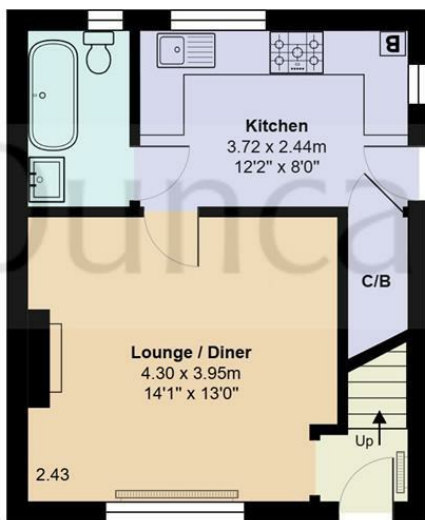
guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract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



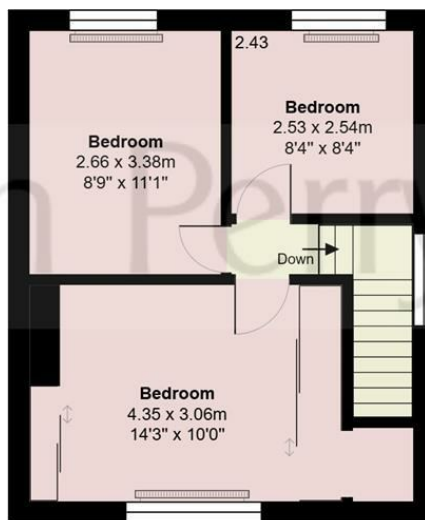


3 Parsonage Lane, Welham Green, AL9 7NB





Ground Floor
Area: 34.5 m² ... 372 ft²



First Floor
Area: 34.9 m² ... 376 ft²

Parsonage Lane, Hertfordshire AL9

Total Area: 69.4 m² ... 748 ft² (excluding workshop / store)

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		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

DIRECTIONS

Please refer to Google Maps using postcode.

CONTACT

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