



8 Meadow Close, Welham Green, Herts, AL9 7NZ
£583,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Situated in a quiet village cul-de-sac but within walking distance of the railway station and village shops/pub this well presented 3 / 4 bedroom end of terraced house features an open plan kitchen/family/dining room and a further separate reception room/ground floor bedroom, wet room shower/cloakroom. Three bedrooms to the first floor

and bathroom. The property features a westerly aspect rear garden and off street parking to the front. Viewing is advised.



- THREE/FOUR BEDROOM END TERRACED HOUSE
- OPEN PLAN KITCHEN/FAMILY/DINING ROOM
- SECOND RECEPTION ROOM/GROUND FLOOR BEDROOM
- WET ROOM SHOWER/CLOAKROOM
- THREE FIRST FLOOR BEDROOMS
- WESTERLY ASPECT REAR GARDEN
- OFF-STREET PARKING
- VILLAGE CUL-DE-SAC LOCATION
- WALKING DISTANCE OF RAILWAY STATION/SHOPS/VILLAGE PUB
- TENURE - FREEHOLD. COUNCIL TAX BAND E - WELWYN & HATFIELD COUNCIL



Situated in a quiet village cul-de-sac but within walking distance of the railway station and village shops/pub this well presented 3/4 bedroom end of terraced house features an open plan kitchen/family/dining room and a further separate reception room/ground floor bedroom, wet room shower/cloakroom. Three bedrooms to the first floor and bathroom. The property features a westerly aspect rear garden and off street parking to the front. Viewing is advised.

Part opaque double glazed entrance door with opaque side panel opens into:

ENTRANCE PORCH

Tiled floor, double width glazed doors open into:

ENTRANCE HALL

Continuation of tiled floor, feature panelled wall mounted radiator.

GROUND FLOOR CLOAK/WET ROOM

Tiled walls and floor with suite comprising overhead and hand shower with glass screen, wall mounted w.c. with concealed cistern and wide vanity top wash basin with drawers under, heated towel rail, extractor fan, ceiling spotlights and recessed wall mirror.



KITCHEN/LOUNGE/FAMILY ROOM

Kitchen area: 16'9 X 15' (5.11 X 4.57m)

White hi-gloss wall and base units providing cupboard and drawer space with wood working surfaces, one and a half bowl stainless steel sink, space for range style gas cooker with stainless steel extractor hood above, fridge/freezer, fitted Bosch microwave, integrated Bosch dishwasher, tiled splashbacks, quality Amtico wood effect vinyl floor tiles, double glazed window to rear.

Lounge/Family area: 18'11 x 14'2 (5.78 x 4.33m)

Continuation of Amtico flooring, two double radiators, three panelled double glazed bi-fold doors to rear, understairs storage cupboard, wall mounted tv power and aerial point,.

RECEPTION ROOM TWO/SNUG

12'3 x 9'7 (3.73m x 2.92m)

Single radiator, double glazed window to front, recess and power point for wall mounted tv, built-in cupboard housing electricity/gas meters and plumbing for washing machine.

FIRST FLOOR LANDING

Approached via a straight flight staircase from the entrance hall. Access to loft via retractable ladder which is boarded with light and houses a horizontal hot water tank and Ideal gas central heating boiler, built-in cupboard with shelving.

BEDROOM ONE

11'7 x 9'10 (3.53m x 3.00m)

Double radiator, laminate wood effect flooring, double glazed window to rear, wall mounted air conditioning unit, double width mirror fronted wardrobes.

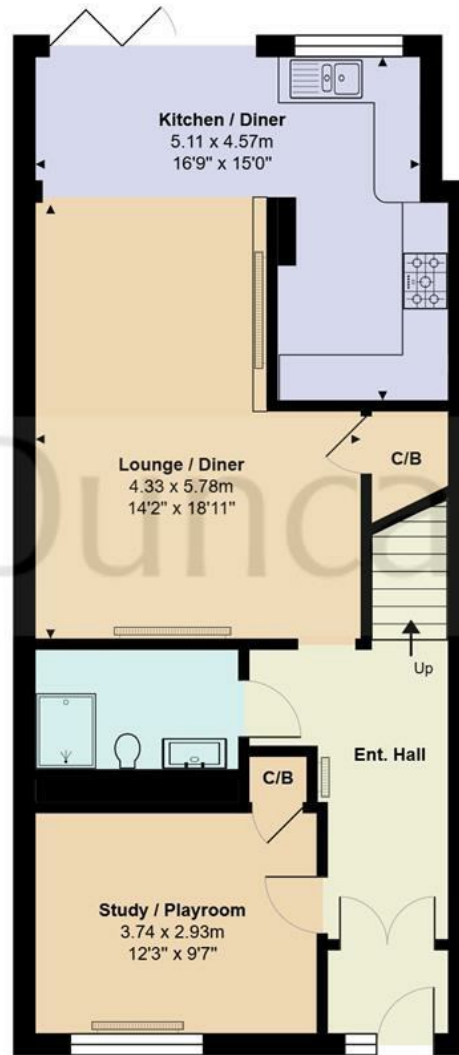
BEDROOM TWO

11'2 x 9'10 (3.40m x 3.00m)

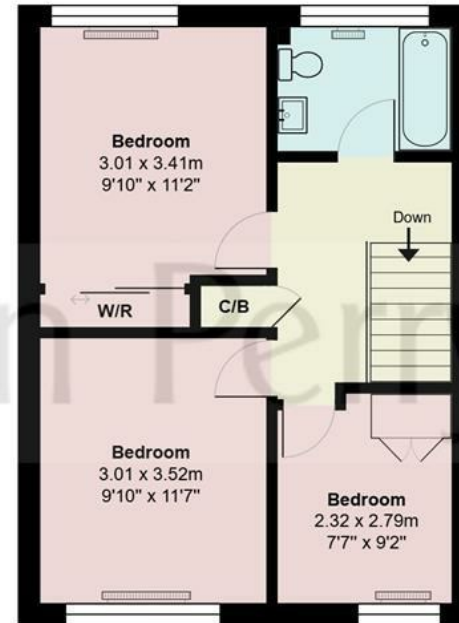
Laminate wood effect flooring, single radiator, double glazed window to front.







Ground Floor
Area: 70.6 m² ... 760 ft²



First Floor
Area: 42.0 m² ... 452 ft²

Meadow Close, Hertfordshire AL9

Total Area: 112.5 m² ... 1211 ft²

All measurements are approximate and for display purposes only

Duncan Perry



BEDROOM THREE

9'2 x 7'7 (2.79m x 2.31m)
Double width shelved
cupboard, single radiator,
double glazed window to
front.



BATHROOM

White suite comprising bath
with shower and mixer tap,
top flush w.c. and wall
mounted vanity topped
wash basin with drawers
under, tiled walls and floor,
heated towel rail, double
glazed high level windows
to rear, ceiling spotlights.

EXTERIOR

WESTERLY ASPECT REAR GARDEN

34' x 22' (10.36m x 6.71m)
A full width decking area
immediately adjoins the
rear of the property,
external lighting point,
water point, and power
points, The garden is
mainly laid to lawn with
raised wooden sleeper
edged beds, timber garden
shed and timber fence
panelling to three sides,
gated pedestrian side
access.

FRONT

Predominantly bloc-paved
with parking for two
vehicles. EV charging
point.

Freehold
Council Tax Band E -
Welwyn & Hatfield Council

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very 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 Not energy efficient - higher running costs		Very environmentally friendly - lower CO₂ emissions 92-100 A 81-91 B 69-80 C 55-68 D 45-54 E 35-44 F 2-34 G Not environmentally friendly - higher CO₂ emissions	
82	57		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



79 Bradmore Green, Brookmans Park, Herts., AL9 7QT
t. 01707664549 | e. sales@duncanperry.co.uk |

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL