



111 Dixons Hill Road, Welham Green, Herts, AL9 7EE
£850,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Architect designed individual detached chalet style house with five/six bedrooms, two/three reception rooms, kitchen/breakfast room, large brick built Avery. Large North Westerly rear garden. Carriage driveway to front. Offered chain free.



- ARCHITECT DESIGNED INDIVIDUAL DETACHED CHALET STYLE HOUSE
- FIVE / SIX BEDROOMS
- TWO / THREE RECEPTIONS ROOMS
- KITCHEN / BREAKFAST ROOM
- LARGE BRICK BUILT AVERY
- LARGE NORTH WESTERLY REAR GARDEN
- CARRIAGE DRIVEWAY TO FRONT
- OFFERED CHAIN FREE
- TENURE - FREEHOLD. COUNCIL TAX BAND G - WELWYN AND HATFIELD COUNCIL
- VIEWING VIA APPOINTMENT ONLY



Double width opaque glazed front doors open into

ENTRANCE HALL

Wall mounted radiator. Part-tiled floor. Double width glazed doors opening into

LOUNGE

Double glazed windows to front and side. Wall mounted radiator.

DINING ROOM

Wood flooring. Open aspect to lounge. Wall mounted radiator. Double glazed picture windows to side. Glazed patio doors to rear.

INNER HALLWAY

Continuing wood flooring. Wall mounted radiator. Built in shelf cupboard.

DOWNSTAIRS CLOAKROOM

White suite comprising concealed cistern floating W.C. Vanity top wash basin. Tiled walls and floor. Single radiator. Double width built in cupboard with hanging rail and shelving.

Double width multi pane glazed doors from inner hall opens into

KITCHEN / BREAKFAST ROOM

Range of high gloss wall and base units in red and white. Composite worktop with one and a half bowl stainless steel sink. Ceramic electric hob with extractor above. Electric oven and grill. Tiled floor. Double radiator. Ceiling spotlights. Double glazed oriel window to side. Double glazed window to side. Double glazed window to rear.

REAR HALLWAY

Continued tiled floor from kitchen.

DOWNSTAIRS SECOND CLOAKROOM

Floating W.C. Wash basin set in vanity unit. Tiled walls and floor. Single radiator.

STUDY

Wood effect flooring. Double glazed window to rear.

UTILITY ROOM

Range of wall and base units featuring cupboards. Space for washing machine. Tiled walls and floor.

HOBBY ROOM

Ceiling spotlights. Ceiling light port. Double radiator. Double glazed sliding patio doors to

AVERY

Large built in cupboard. Two double radiators.



PLANT / BOILER ROOM

Double bowl stainless steel sink. Wall mounted gas central heating boiler. Further central heating unit.

DOWNSTAIRS GUESTROOM

Double glazed oriel window to front. Wall mounted radiator, Fitted wardrobes.

ENSUITE SHOWER ROOM

Corner shower base with glass cubicle. Wall mounted wash basin. Top flush W.C. Part tiled walls. Tiled floor. Single radiator. Access door from guestroom to

SECOND STAIRCASE

Leads to first floor.

FIRST FLOOR LANDING

Approached via feature glass open tread staircase with plate glass balustrade and two skylights.

MASTER BEDROOM OR UPSTAIRS LOUNGE

Feature room with vaulted ceiling. Double glazed gable window to front. Three panel bi-fold doors to first floor balcony. Eaves storage cupboards.

BEDROOM TWO

Two double glazed dormer windows to front. Fitted bedroom furniture including wardrobes and two chest of drawers.

ENSUITE SHOWER ROOM

White suite comprising corner shower base with glass cubicle. Top flush W.C. Wall mounted wash basin. Tiled floor. Part tiled walls. Ceiling dome giving natural light. Door to

EAVES CLOSET

Hanging rails and shelving.

BEDROOM THREE

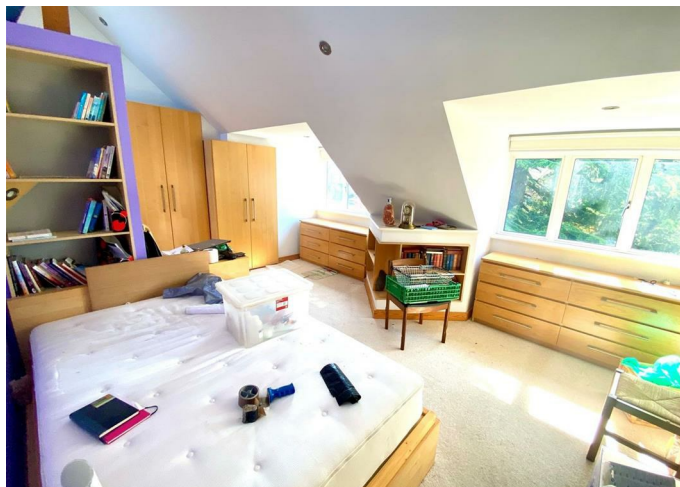
Dual aspect with double glazed gable window to side. Double glazed window to rear. Eaves storage and fitted wardrobes. Vaulted ceiling with spotlights.

BEDROOM FOUR

Two double glazed ceiling dome. Double glazed window to rear. Frosted double glazed skylight to side. Eaves storage cupboards. Access door to second staircase.

UPSTAIRS STUDY / BEDROOM FIVE

Ceiling dome. Wall shelving.







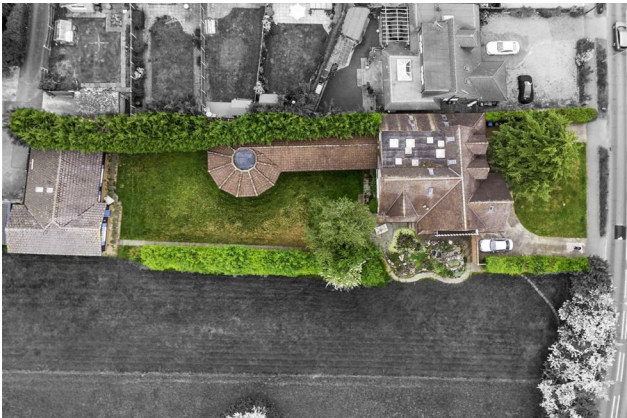
Total Area: 489.5 m² ... 5269 ft² (excluding balcony)
All measurements are approximate and for display purposes only



BATHROOM

White suite comprising bath with shower mixer. Wall mounted wash basin. Top flush W.C. Corner shower base with glass cubicle. Tiled walls and floor. Vaulted ceiling with Velux skylight.

BRICK BUILT AVERY UNDER TILED ROOF



EXTERIOR REAR

Predominately lawned and well screened via mature hedging to either side.

EXTERIOR SIDE

Circular patio with screening wall. Inset ornamental fish pond with rockery and decking. Steps leading up to patio doors from dining room.

EXTERIOR FRONT

Predominately lawned with carriage driveway providing parking for several vehicles.

Tenure - Freehold. Council tax band F - 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Rate	Current	Potential	Rate	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
74	81				
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		



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