



**3 Bed
House - Terraced
located in Welham
Green**

£455,000



Duncan Perry
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Greville Close
Welham Green
AL9 7ED

We are pleased to offer for sale this 3-bedroom property in a central cul-de-sac village location close to shops, station, and school. The ground floor features lounge, dining room, conservatory, cloak room and kitchen. Upstairs are 2 double bedrooms, a single bedroom and family bathroom. Externally is a private south-west facing garden. Viewings by appointment only.

Composite front door with obscure glass glazed panels which open into:

HALLWAY

Coving to ceiling. Covered radiator. Stairs to first floor. Under stairs storage cupboard. Wood laminate flooring. Doorway through to:

DOWNSTAIRS CLOAKROOM

White suite comprising concealed cistern WC with integrated flush. Wall hung wash hand basin with singular taps. Part tiled walls. Single radiator. High level obscure glass window to front.

LOUNGE

Coving to ceiling. Covered radiator. Double glazed window to front. Open aspect which leads through to:

DINING ROOM

Coving to ceiling. Covered radiator. Wood laminate flooring. Double glazed sliding patio doors facing onto the conservatory. Doorway through to:

CONSERVATORY

Double glazed units to sides, side lights to front and casement doors onto garden. Wood laminate flooring. Wall lights. Top opening roof vent.

KITCHEN

Fitted with a range of cream wall, drawer and base units in a shaker style with wood block effect working surfaces above. Tiled splashbacks. Integrated Whirlpool dishwasher. Integrated cooker and above a four ring ceramic Whirlpool

hob. Above this is an stainless steel extractor. Space for washing machine. Space for fridge freezer. One and a half bowl stainless steel sink with mixer tap and drainer. White UPVC double glazed window to rear. Tiled floor. Spotlights to ceiling. Separate larder style cupboard.

FIRST FLOOR LANDING

Access to loft. Coving to ceiling. Separate airing cupboard which houses a Vaillant combination boiler

BEDROOM ONE

Fitted floor to ceiling wardrobes in wood effect. White UPVC window to front. Radiator. Coving to ceiling.

BEDROOM TWO

Coving to ceiling. Double glazed white UPVC window to rear. Single radiator.

BEDROOM THREE

Single radiator. White UPVC double glazed window to front. Fitted wardrobes in light wood. Separate storage cupboard with louvre door, shelving and hanging rail.

BATHROOM

White suite comprising of bath with wall mounted controls, hand held shower attachment, and fixed overhead shower. Sink set within a vanity unit with storage cupboards below and mixer tap. Top flush WC. Spotlights and extractor to ceiling. Chrome heated towel rail. Tiled walls. Tiled floor. Obscure glass double glazed window to rear.

REAR GARDEN

43'
South West facing. Patio area. Outside tap. Step up to the main section of the garden which is lawned and retained by sleepers. Pathway to match patio. Brick built shed with power and lighting. Timber gate and shared rear pathway.

FRONT OF PROPERTY

Lawned area. Gravelled border. Pathway leading to front door with external courtesy lighting.

Freehold. Council tax band D - Welwyn and Hatfield council.





Property Information

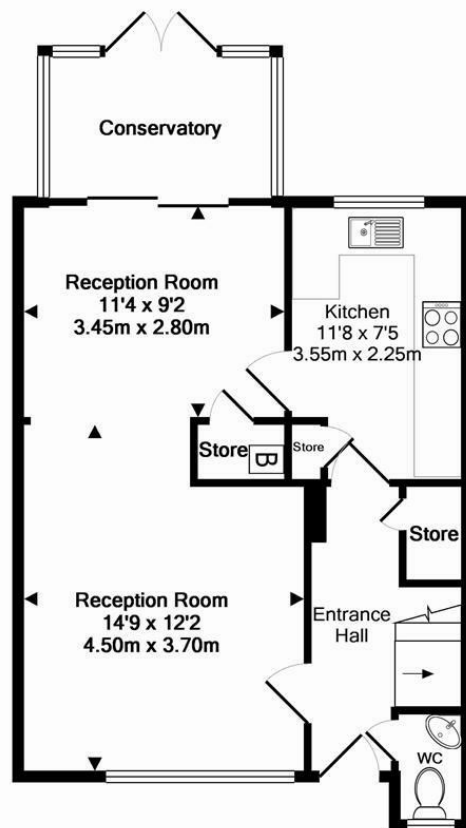
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have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



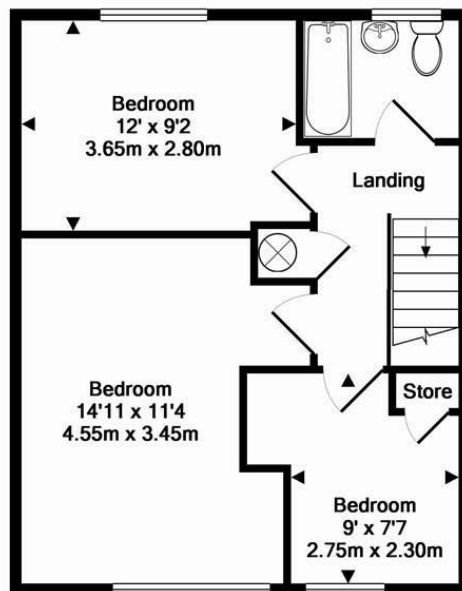


12 Greville Close, Welham Green, AL9 7ED





Ground floor
Approx. Floor
Area 516 Sq.Ft.
(48.0 Sq.M.)



1st floor
Approx. Floor
Area 451 Sq.Ft.
(41.9 Sq.M.)

Greville Close AL9
Total Approx. Floor Area 967 Sq.Ft. (89.9 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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DIRECTIONS

Please refer to google maps using property postcode.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

74

82

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