



8 Pooleys Lane, Welham Green, Herts, AL9 7LH
£525,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Well presented two bedroom semi detached bungalow situated in the heart of Welham Green. Walking distance from both local shops and mainline railway station.



- TWO BEDROOM SEMI DETACHED BUNGALOW
- VILLAGE LOCATION
- WALKING DISTANCE FROM SHOPS AND STATION
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- OWN DRIVEWAY
- FREEHOLD
- COUNCIL TAX BAND E - WELWYN AND HATFIELD COUNCIL



Side front door part glazed opening into:

ENTRANCE HALL

Feature radiator. Laminate wood effect flooring. Access to loft via aluminium foldaway ladder. LED ceiling spotlights. Built in cupboard housing electricity meter and consumer unit.

LOUNGE

16'8 x 10.'1 (widening 11'10) (5.08m x 3.05m.'0.30m (widening 3.61m))

Feature radiator. Ceiling spotlights. Double glazed sliding patio doors to:

CONSERVATORY

19'5 x 8' (5.92m x 2.44m)

Double glazed windows and door to rear. Frosted double glazed door so side. Laminate wood effect flooring. Double radiator.

KITCHEN

9' x 11'6 (2.74m x 3.51m)

Modern range of white high gloss wall and base units featuring cupboards and drawers. Wood effect working surfaces with inset Bosch ceramic hob. Extractor hood above. Space for washing machine. Space for tumble drier. Integrated Bosch dishwasher. Integrated fan oven and microwave oven. Single drainer sink with mixer tap. Double glazed window to side. Splash back tiling. Ceiling spotlights. Feature radiator. Laminate wood effect flooring. Space and plumbing for an American style fridge/freezer. Part frosted double glazed door into conservatory. Concealed Worcester gas central heating boiler.

BEDROOM ONE

12' x 11'9 (3.66m x 3.58m)

Features radiator. Double glazed window to front. Ceiling spotlights.



BEDROOM TWO

10'10" x 10' (3.30m x 3.05m)

Built in cupboard. Feature radiator. Double glazed window to front.

BATHROOM

6' x 5'5" (1.83m x 1.65m)

Modern white suite comprising bath with mixer tap and shower screen. Wall mounted wash basin with drawers below. Wall mounted floating WC. Tiled walls and floor. Chrome heated towel rail. Frosted double glazed window to side. Extractor fan. Ceiling spotlights.

EXTERIOR REAR

30'4" x 29.5 (9.25m x 8.84m.1.52m)

Backing Southerly. Starting from the rear of the property with a paved patio with inset artificial grass lawn. Further patio to rear of garden. Well secluded by breeze block walls and timber fencing.

BRICK BUILT GARAGE

15'3" x 7'10" (4.65m x 2.39m)

Up and over door to front. Casement door and window to rear.

EXTERIOR FRONT

Approached from rear by gravel driveway. Predominately gravelled for parking. Independent driveway. External lighting point.

Freehold. Council tax band E - 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







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Total Area: 88.3 m² ... 951 ft²

All measurements are approximate and for display purposes only

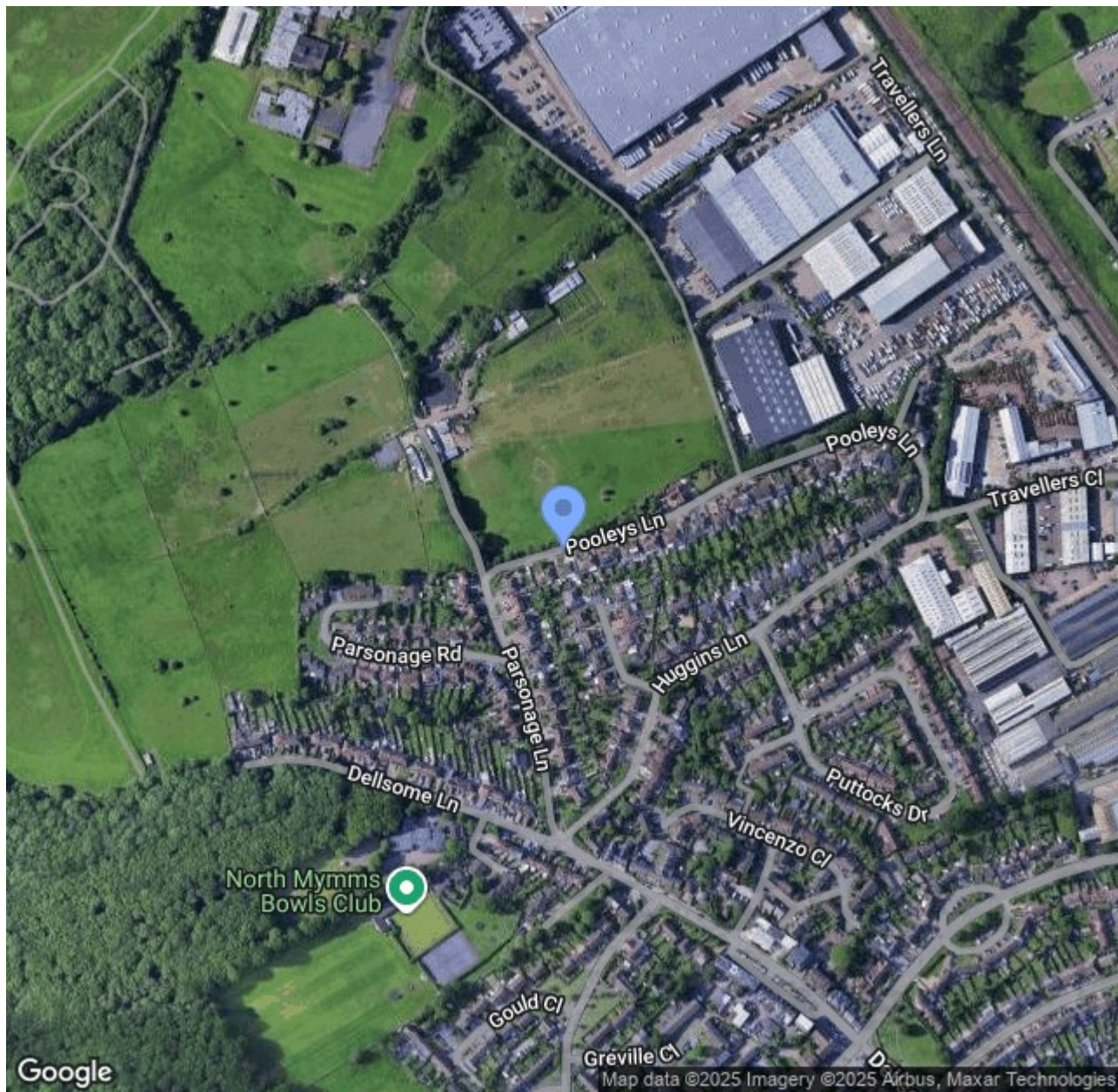


approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.



Energy Efficiency Rating		Current	Potential
How energy efficient - lower running costs			
Very energy efficient - lower running costs	A		
81-91	B		
69-80	C		
55-68	D		
44-54	E		
35-43	F		
2-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
How environmentally friendly - lower CO ₂ emissions			
Very environmentally friendly - lower CO ₂ emissions			
201-240	A		
177-200	B		
153-176	C		
129-152	D		
105-128	E		
81-104	F		
57-80	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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