



Duncan Perry

94 Dellsome Lane, Welham Green, Herts, AL9 7ND
£459,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Available CHAIN FREE immaculately presented and fully refurbished 2-bedroom house occupying a larger than average plot. Situated in a central village location with shops, station, and school all within walking distance. The ground floor comprises of a good size lounge, leading through to a modern fitted kitchen with newly installed boiler and Hive controls.

Upstairs are two double bedrooms and a large newly fitted bathroom. Externally there is a superb rear garden and at the front of the property is a larger than average driveway with lots of parking together with a garage.



- TWO BEDROOM END OF TERRACE HOUSE
- IMMACULATELY PRESENTED & FULLY REFURBISHED OCCUPYING A LARGER THAN AVERAGE PLOT
- SITUATED IN CENTRAL VILLAGE LOCATION WITH SHOPS, STATION AND SCHOOL
- GOOD SIZED LOUNGE
- MODERN FITTED KITCHEN WITH NEWLY INSTALLED BOILER AND HIVE CONTROLS
- TWO DOUBLE BEDROOMS
- LARGE NEWLY FITTED BATHROOM
- SUPERB REAR GARDEN
- LARGER THAN AVERAGE DRIVEWAY
- TENURE - FREEHOLD. COUNCIL TAX BAND C - WELWYN AND HATFIELD COUNCIL



Composite front door with two central double glazed leaded light panels. Opens into

ENTRANCE LOBBY

Turn flight of stairs to first floor. Tiled floor. Single radiator. Consumer unit and electricity meter. Doorway through to

LOUNGE

Coving to ceiling. Wood laminate flooring. Single radiator. Feature electric fireplace with York stone surround. Double glazed window to front. Sliding door leading through to

KITCHEN

Fitted with a range of wall, drawer and base units in dark wood effect with marble style working surfaces above with tiled splashbacks. NEFF 4-ring gas hob. Prima electric oven. Integrated fridge. Integrated freezer. Concealed space for washing machine. Stainless steel sink with drainer and mixer tap. Single radiator. Wall mounted Worcester boiler and Hive controls. Tiled floor. Large under stairs storage cupboard housing gas meter and space for tumble dryer. Two white UPVC double glazed windows to rear. Door out to internal covered lobby area. White UPVC double glazed door to front and matching door to rear. Tiled floor and courtesy door to garage.

FIRST FLOOR LANDING

At midpoint is a white UPVC double glazed window to side. Wood laminate flooring. Coving to ceiling. Access to loft with drop down ladder and is fully boarded.



BEDROOM ONE

Continuation of flooring from landing. White UPVC double glazed window to front. Single radiator. Fitted wardrobes with sliding mirrored doors. Adjacent shelving. Further set of wardrobes on other side of room with central mirrored section with white sliding doors.

BEDROOM TWO

Continuation of flooring from landing. Single radiator. White UPVC double glazed window to rear. Storage cupboard in white with bridging unit to match.

BATHROOM

Features white suite comprising bath with mixer tap. Wall mounted shower with large rainfall style shower head and separate handheld shower attachment. Sink set within vanity unit with mixer tap and storage cupboards below. Top flush W.C. Single radiator. Tiled walls. Tiled floor. White UPVC double glazed obscure glass window to rear.

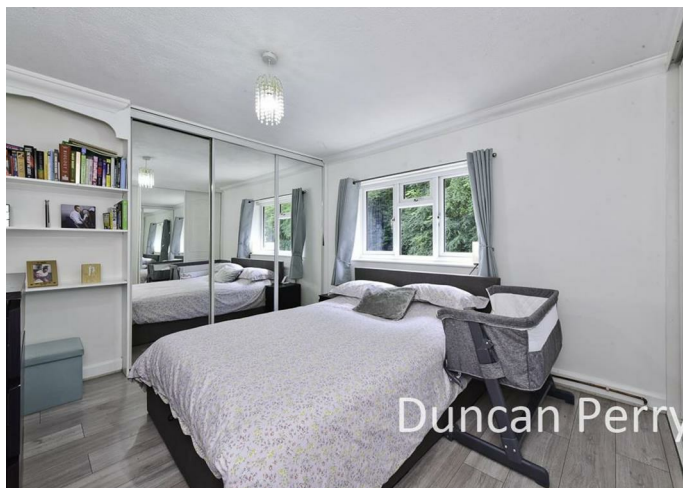
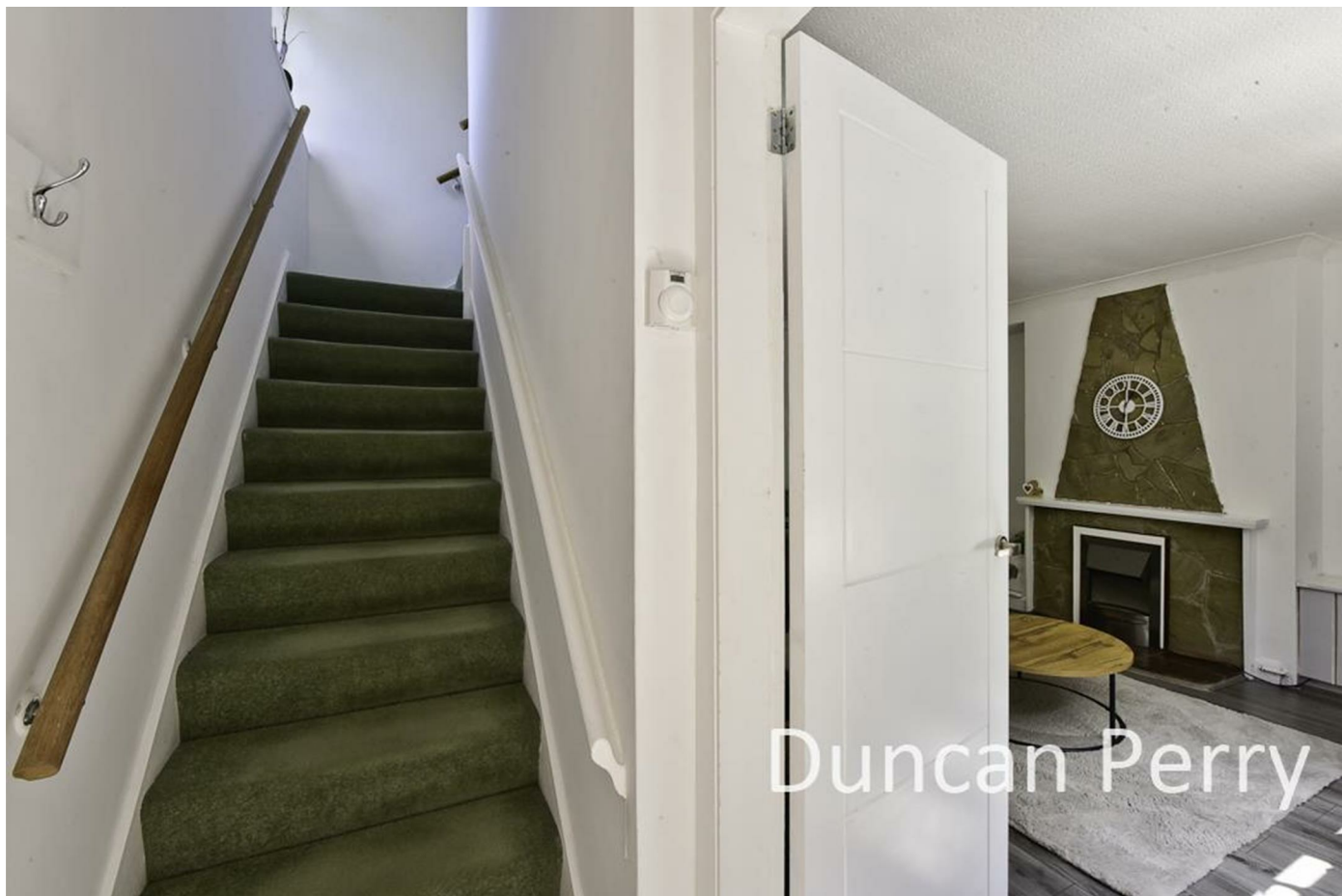
REAR GARDEN

120' (36.58m)

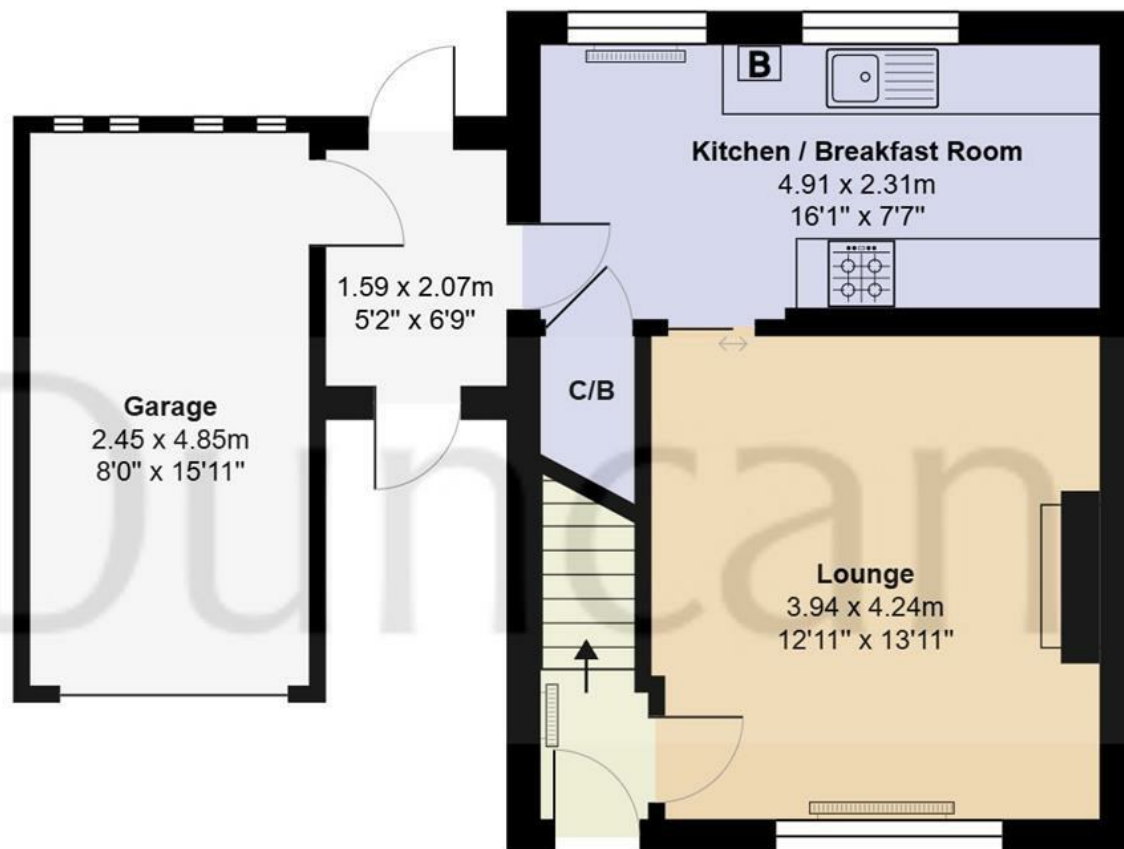
Patio area extending full width of property. Garden itself is attractively planted throughout with mature shrubs, hedging and herbaceous plants. Pond with filtration system. Lawned section. Pathway leading to rear of garden where there is currently a raised vegetable border and mixed planting and further patio.

GARAGE

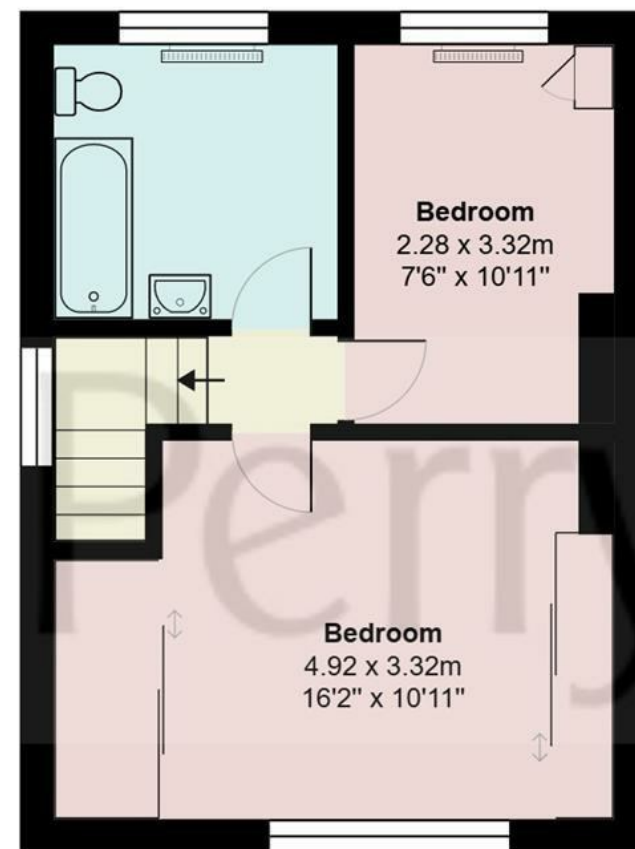
Accessed by courtesy door or up and over door from front. Power and lighting.







Ground Floor
Area: 49.5 m² ... 533 ft²



First Floor
Area: 33.5 m² ... 360 ft²

Dellsome Lane, Hertfordshire AL9

Total Area: 83.0 m² ... 893 ft² Inc. Garage

All measurements are approximate and for display purposes only

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Tenure - Freehold. Council tax band C - Welwyn and Hatfield Council.

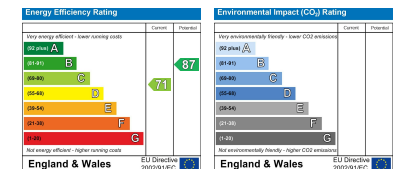
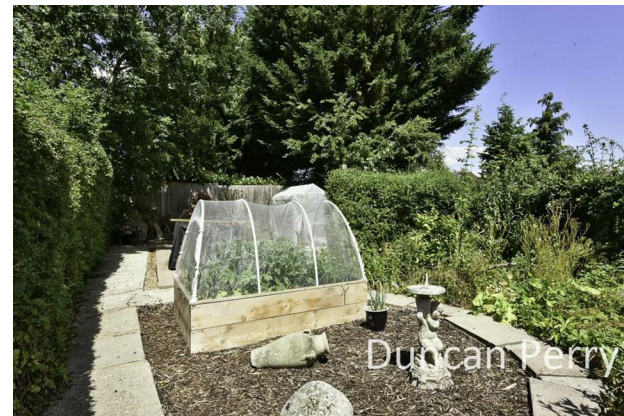
Property Information

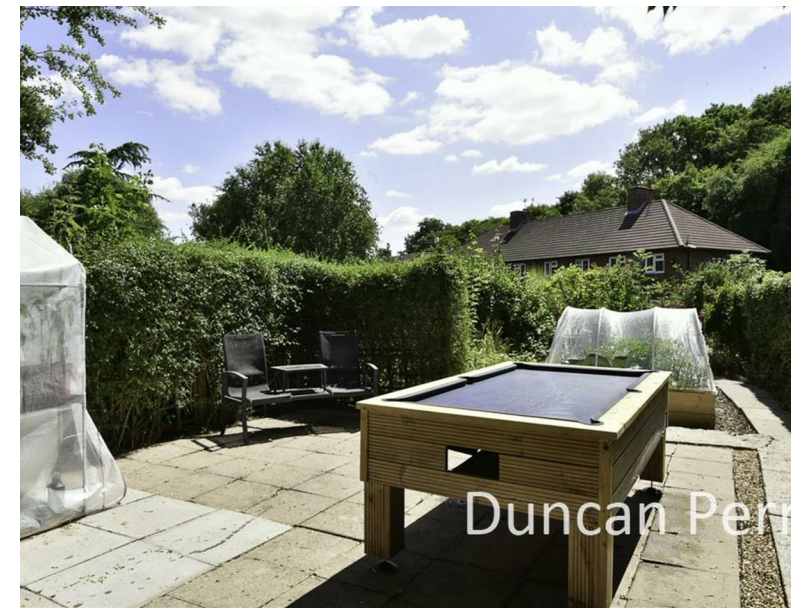
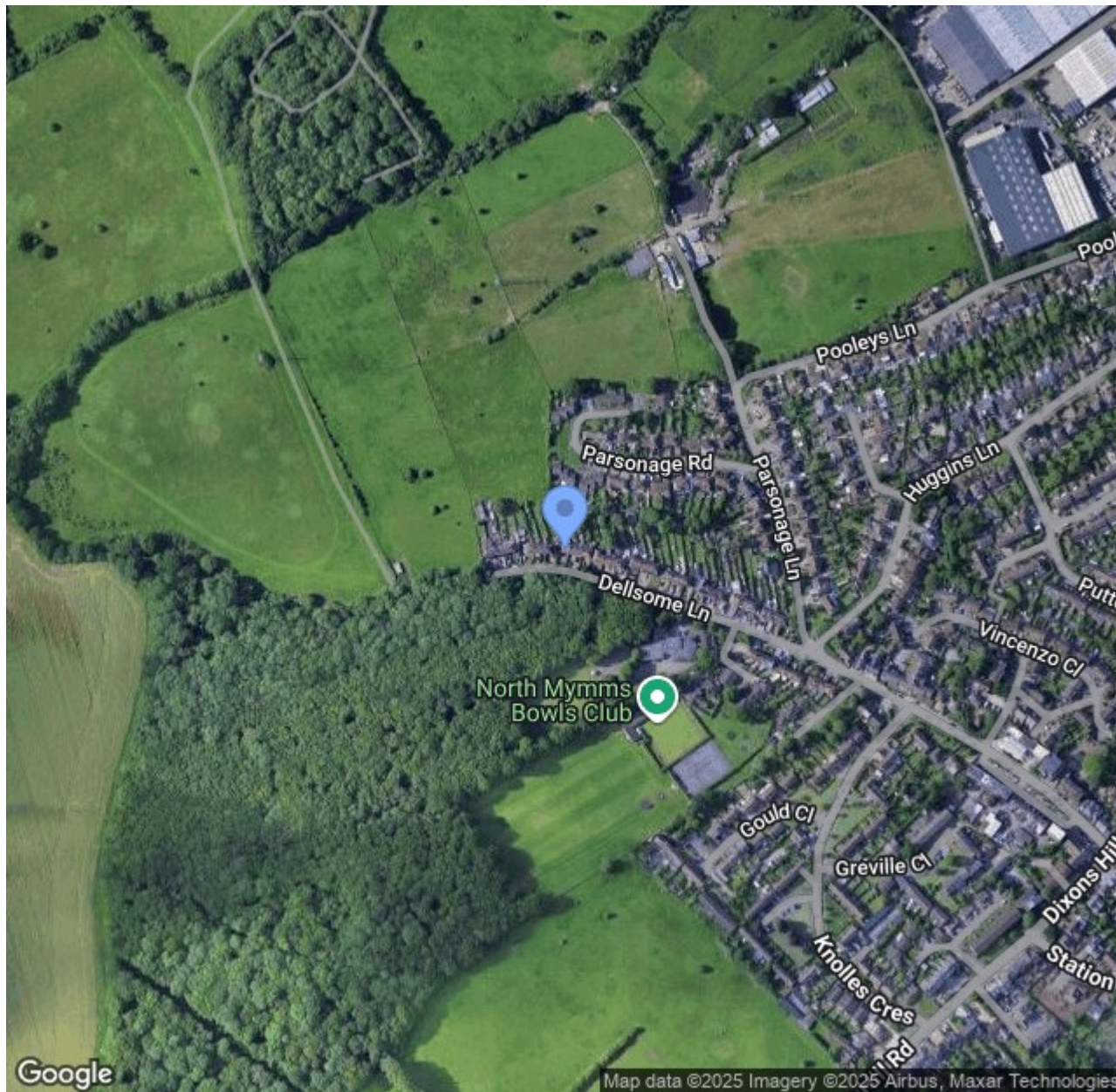
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation.

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.

FRONT OF PROPERTY

Very large block paved driveway providing parking for a number of vehicles. Access to garage via up and over door. Door through to internal lobby area and to garden beyond. Step up to front door. External lighting.





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