



Welham Manor,
Welham Green,
Hatfield, AL9 7EL

 3 Bedrooms

 1 Shower Room

 1 Reception Room

 Allocated Off Street
Parking

 Private Rear Garden with
Superb Garden Cabin

 EPC Band C

Council Tax
Band: D – £2,263.39 (2024-2025)

Guide Price
£425,000 Freehold

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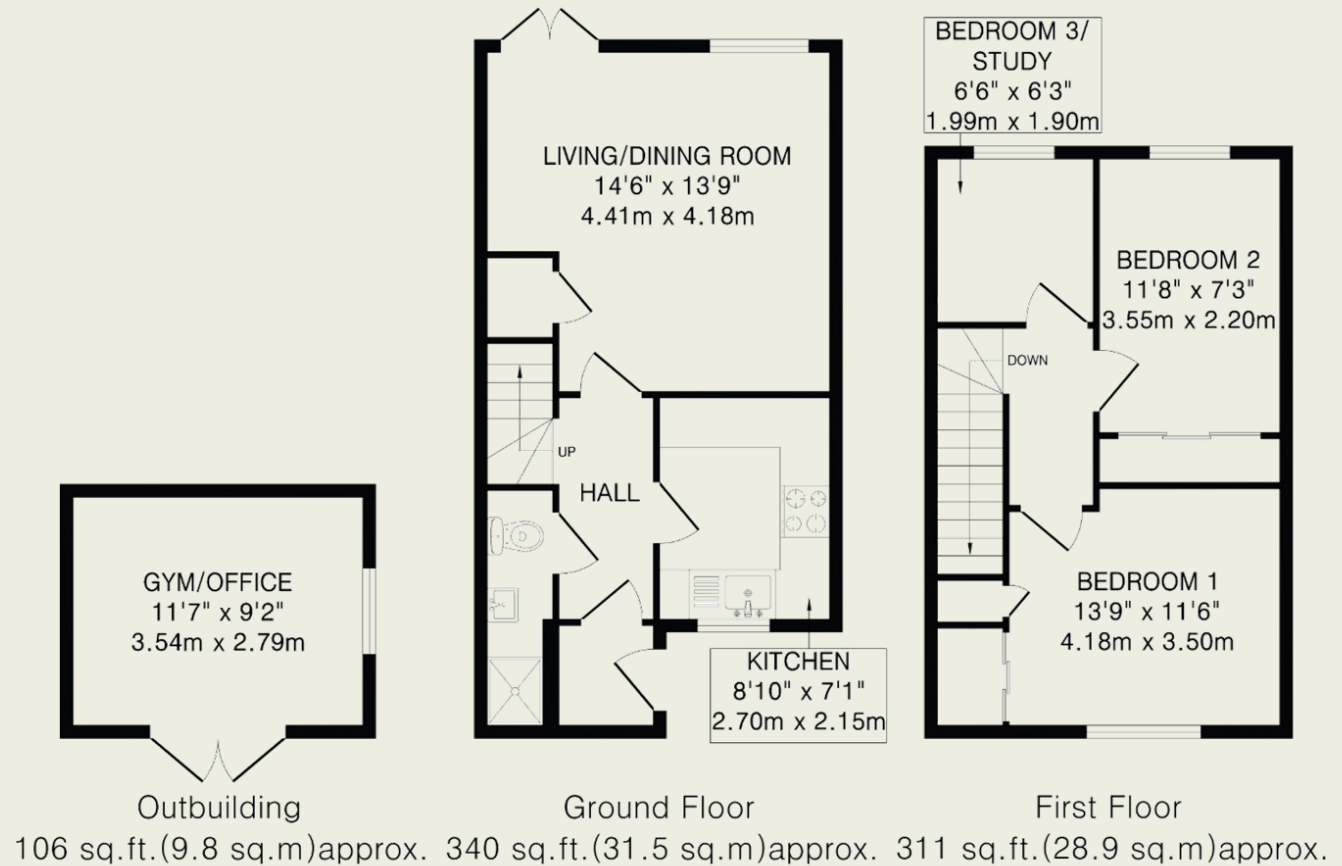
A delightful three bedroom family home, tucked away at the end of a peaceful cul-de-sac in the popular village of Welham Green.

Description

This well-presented family home exudes warmth and comfort throughout. A useful porch has been added to the front of the house and leads into a welcoming hallway with doors firstly to the fully-tiled, stylish family shower room on the left and the modern fitted kitchen with a range of storage units on the right. The property's large living/dining room at the rear has French doors onto the private rear garden. A smart, generous patio here is perfect for entertaining and a superb garden cabin beyond the lawn is currently divided into an office and a gym. Upstairs, the largest bedroom at the front of the house benefits from double-depth, double fitted wardrobes and a large airing cupboard with plenty of additional storage. Happily, the second double bedroom also has large fitted wardrobes. To the front of the house, there is private parking for two vehicles.

Location

Welham Manor is situated in the heart of Welham Green, within walking distance to local shops and the mainline rail station. Popular schooling for all ages is close by as is easy access to motorways such as the A1M and M25.



Important Information

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