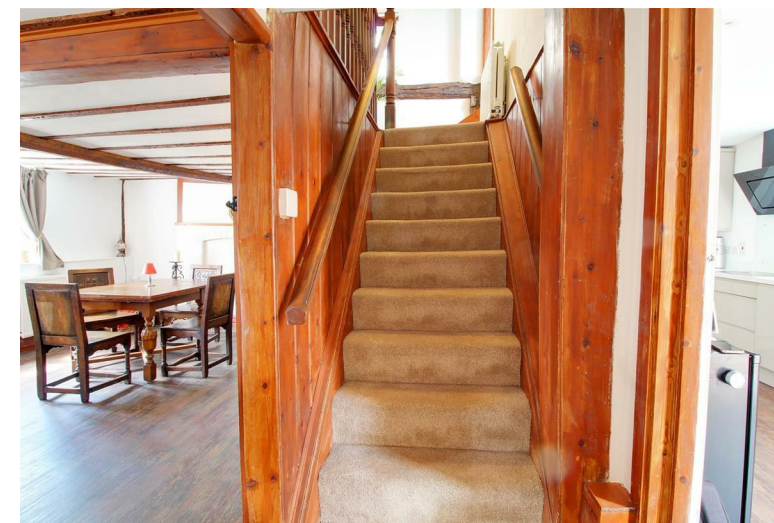




31 STATION ROAD, WELHAM GREEN AL9 7PQ

Guide Price £625,000 | Freehold

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Property Overview

A charming three double bedroom Grade II listed semi detached period cottage situated within a short walk of the train station and local shops/schools. Built Circa 1666 the property has been fully refurbished and tastefully restored over the years to provide a natural blend of period charm and contemporary design. Accommodation comprises entrance porch leading to a wonderful full width open plan living/dining room with a wealth of exposed timbers and beams and open working fireplace, spacious contemporary integrated kitchen/breakfast room and luxury family bathroom. To the first floor the master suite enjoys high ceilings and luxury en suite facilities with an additional two further double bedrooms. The property is approached by an independent drive with parking with good frontage with pedestrian access to side and beautiful secluded courtyard garden to rear.





Property Features

- Living/Dining Room: 24'3 x 12'3
- Luxury Kitchen/Breakfast Room: 15'5 x 9'0
- Ground Floor Bathroom
- Built Circa 1666
- Private Driveway
- Master Bedroom: 15'11 x 11'10 with Luxury En Suite
- Bedroom Two: 12'3 x 10'5
- Bedroom Three: 10'7 x 9'1
- Period Features Throughout
- Beautiful Courtyard Garden

Agents Notes

The property is situated in the older south side of the village within walking distance to Brookmans Park and wonderful open countryside walks. Larger towns such as St Albans, Potters Bar and Hatfield are also close by with extensive shopping facilities along with A1(M), M(25) road links to London and airports.



Denotes restricted head height

Approximate Area = 1076 sq ft / 100 sq m
Limited Use Area(s) = 23 sq ft / 2 sq m
Total = 1099 sq ft / 102 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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