



113 DIXONS HILL ROAD, WELHAM GREEN AL9 7EE

Asking Price £850,000 | Freehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

A spacious and unique four bedroom detached chalet bungalow with 233sq.ft self contained studio flat with sweeping driveway and landscaped garden to rear. The property offers further scope to rearrange the living space particularly to the first floor. Accommodation comprises entrance hall, ground floor bathroom, three bedrooms, stunning open plan kitchen to family room with bi-folding doors to garden, utility room, shower room and self contained studio annexe. The first floor is currently arranged as an extremely spacious lounge area with further bedroom (currently plumbed for bathroom). Approached by a sweeping drive with plenty of parking with beautiful west facing landscaped garden to rear.





Property Features

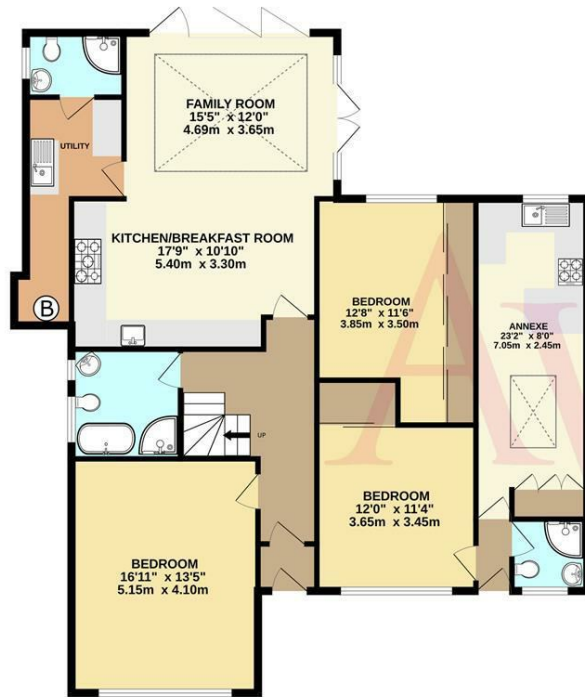
- Living Room: 29'2 x 19'4
- Family Room: 14'7 x 12'0
- Kitchen: 17'9 x 10'10
- Self Contained Annexe
- Sweeping Driveway
- Four Bedrooms
- Two Bathrooms
- Utility Room
- Potential to Reconfigure
- West Facing Garden

Agents Notes

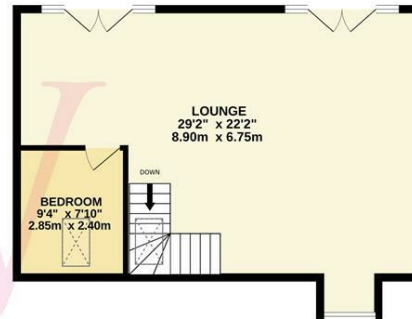
The property offers massive scope and potential to alter including a self contained studio annexe to side potentially to generate £750pcm income or reconfigure back into the main house.

Situated within close proximity to local shops, schools and train station along with Brookmans Park, Potters Bar & London Colney all a short drive away.

GROUND FLOOR
1507 sq.ft. (140.0 sq.m.) approx.



1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 2088 sq.ft. (194.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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