



**Connells**

Welham Close  
North Mymms Hatfield



## Property Description

Located in a small cul-de-sac within the highly sought after area of Welham Green an opportunity to acquire this established home which is being offered with no onward chain. The property comprises of a Kitchen/Diner, good size Lounge overlooking a 70FT (approximately) rear garden, two DOUBLE bedroom's and family bathroom. Also offering the opportunity to extend (STPP).The property is also within close proximity to the well regarded Chancellors school in Brookmans Park.

### Entrance Hall

Window to the side. Gas boiler. Tiled flooring.

### Lounge

16' 11" x 11' 7" ( 5.16m x 3.53m )

Laminate flooring. Radiator. Patio doors to rear garden. Window to the side,

### Kitchen/diner

17' 5" x 12' 11" ( 5.31m x 3.94m )

Range of wall and base units with complimentary work surfaces over and tiled splash backs. Space for oven and washing machine. Stainless steel sink unit with drainer to side. Window to the front and side. Dining area: Windows to the front and side. Laminate floorings. Stairs to the first floor. Under stairs storage cupboard. Larder cupboard. Window to the side.

### Landing

Doors to rooms. Access to loft.

### Master Bedroom

17' 5" x 8' 5" ( 5.31m x 2.57m )

Fitted wardrobes. Additional storage cupboard. Radiator. Window to the rear.

### Bedroom Two

8' 3" x 11' 4" ( 2.51m x 3.45m )

Single radiator. Storage cupboard. Hot water cylinder. Two window to the front.

## Bathroom

White suite comprising of a bath with mixer taps, shower attachment and shower screen. High flush WC and sink unit inset to vanity unit with storage. Chrome heated towel rail. Tiled walls and floor. Two double glazed window with obscure glass.

## Rear Garden

Outside lighting. Paved patio area adjoining the property. Brick built storage shed with light and power within. Gated access to rear. Mainly laid to lawn with hedging to boundaries.

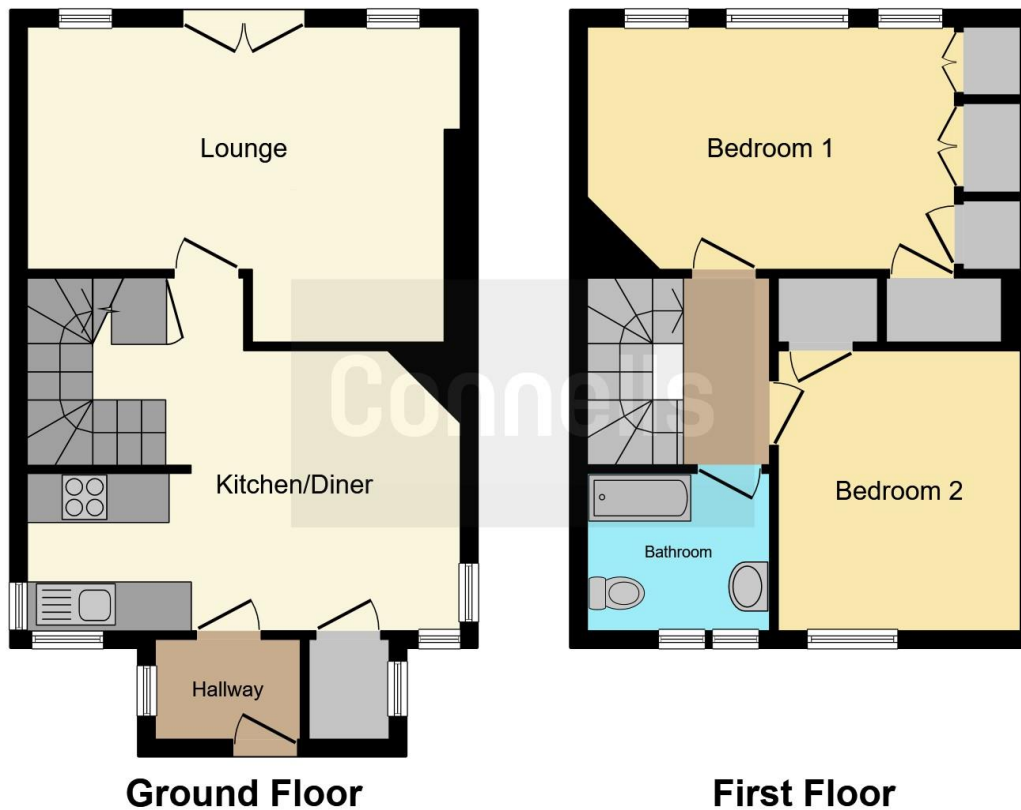
## Front Garden

Hardstanding to front and side of property. Hedging to boundaries. Outside security lighting.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

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