







## Bulls Lane

A very well-presented and spacious 4-bedroom semi-detached family home with 3 reception rooms, 2 bathrooms, a lovely mature rear garden and wonderful countryside views.

The property, with its open plan living, boasts lots of natural light and a very nice flow. Entering, there is a downstairs cloakroom and stairs to the first floor. The living room is located at the front of the home, enjoying the countryside views, and is open planned to the large dining area with access into the kitchen. The modern, attractive kitchen is comprehensively fitted with base and eye level units, an integral dishwasher and fridge/freezer and there is space for a range style cooker. Off the kitchen is the separate utility room. To complete the ground floor is the amazing Orangery to the rear with sloped ceiling, skylights and bifold doors across the rear opening the house into the beautiful garden.

Upstairs are 4 generous sized bedrooms, 2 of which share a Jack and Jill shower room. The two bedrooms to the front benefit from unobscured views of the countryside. There is also a family bathroom.

To the front is a block paved driveway offering off-street parking for approx. 3 cars and there is also a lawn area with hedge borders. The stunning, secluded rear garden is a delight and approx. 80 ft in length, mainly laid to a well-manicured lawn with lots of trees and hedging providing a degree of privacy, whilst in the warmer months the garden really does come to life with an abundance of colour.



Welham Green is a semi-rural village surrounded by countryside. There is a good selection of village shops whilst Welwyn Garden City, Potters Bar and St Albans are a short drive away. The village train station provides direct access into London Finsbury Park and Moorgate.

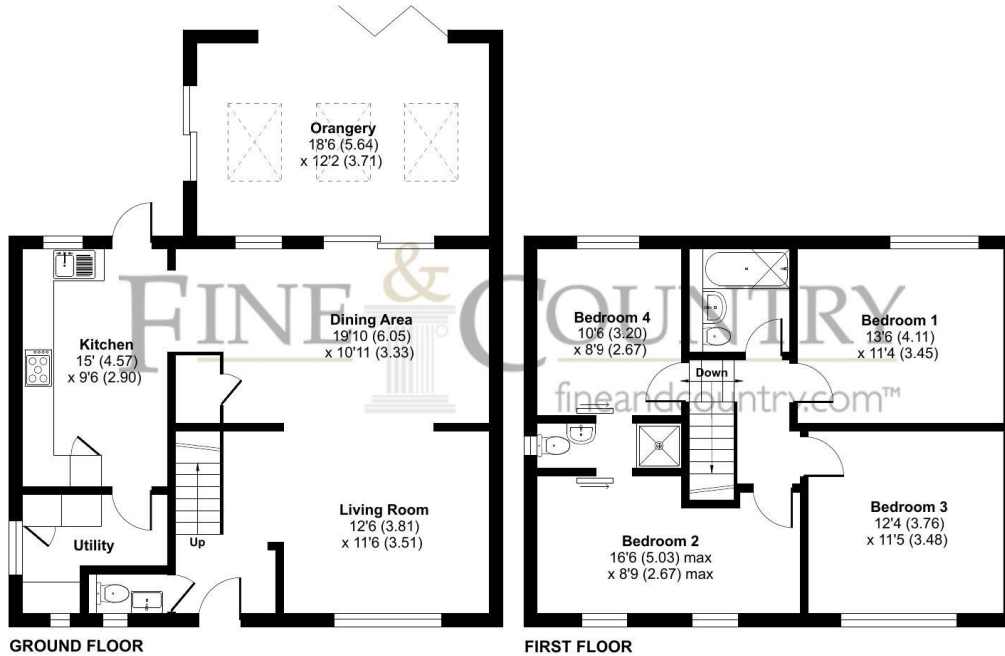


3 4 2

Tenure: Freehold  
Council Tax: Band E  
Local Authority: Welwyn Hatfield



Approximate Area = 1598 sq ft / 148.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2024. Produced for Fine & Country. REF: 1208460



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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