



**3 Bed House - End Terrace  
located in Booths Close  
Welham Green**



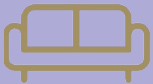
Booths Close  
Welham Green  
AL9 7NW



3



1



2



C

£1,750 PCM

3 bedroom end of terrace house situated in a popular village location with easy access to station, shops and popular schools. The property benefits lounge/diner, kitchen, conservatory, garage & off street parking. Available Now!

UPVC door with double glazed leaded light panel with matching side lights and window to side.

#### ENTRANCE PORCH

Tiled floor. Wooden courtesy door which leads onto the side access for the property. Double glazed casement door in obscure glass with leaded lights opening into:

#### OPEN PLAN RECEPTION AREA

15'8" x 13'3"

Straight flight stairs to first floor. Double radiator. White UPVC double glazed leaded light window to front. Under stairs storage cupboard with fitted shelving. Coving to ceiling.

#### DINING ROOM SECTION

8'7" x 7'4"

Leads off of open plan lounge. Further double radiator. Double glazed leaded light patio doors which leads onto the conservatory.

#### CONSERVATORY

2'11" x 6'5"

Tiled floor. Double glazed panels to three sides. Panels to the right is obscure glass. Double glazed door which opens onto the patio. Power and lighting. Overhead fan.

#### KITCHEN

8'1" x 7'9"

Fitted with a range of wall, drawer and base units in cream with complimenting working surfaces above. Tiled splashbacks. Integrated Hotpoint oven with Diplomat ceramic hob above. Bosch extractor above that. Space for washing machine. Integrated fridge. Integrated freezer. Stainless steel sink with mixer tap and drainer. White UPVC double glazed leaded light window to rear. Matching double glazed door to rear.

#### FIRST FLOOR LANDING

Coving to ceiling. Door to airing cupboard housing Valliant Eco tech boiler and rack shelving.

#### BEDROOM ONE

11'11" x 8'7"

White UPVC double glazed leaded light window to front. Single radiator. Access to loft.

#### BEDROOM TWO

10'1" x 8'1"

White UPVC double glazed leaded light window to rear. Single radiator. Laminate flooring.

#### BEDROOM THREE

6'10" x 6'8"

White UPVC double glazed leaded light window to front. Single radiator.

#### SHOWER ROOM

Fitted with a white suite comprising of shower cubicle with glazed sliding doors and a wall mounted Aqualisa shower. Villeroy and Boch wall hung sink with mixer tap. Villeroy and Boch top flush WC. Chrome heated towel rail. Tiled walls. Tiled floor. White UPVC double glazed leaded light obscure glass window to rear.



### REAR OF PROPERTY

measures in excess of 60'

Patio area accessed from conservatory or kitchen. Outside tap. Raised borders. Step up to the main section of the garden which has a central lawn section with mixed borders to side. Conifers to rear. Timber shed.

### SIDE OF PROPERTY

Further raised borders. Covered gas and electric meters. Security door which leads back into the porch. Courtesy door which leads onto the garage.

### GARAGE

Power and lighting. Access to the front via up and over door.



### FRONT OF PROPERTY

Block paved driveway. Access to the garage via up and over door.

### AGENT NOTES

Holding Deposit £300

Dilapidations Deposit £2,019 - 12 month tenancy

EPC Rating - C

Council Tax Band D - Welwyn & Hatfield Council

Property Mis Descriptions Act

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance, we will attempt to assist. All measurements quoted are approximate. Any discussions regarding a potential tenancy are subject to contract.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>		<b>73</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## DIRECTIONS

Please refer to google maps using postcode.

## CONTACT

48A The Broadway  
 Potters Bar  
 Herts.  
 EN6 2HW

E: [lettings@duncanperry.co.uk](mailto:lettings@duncanperry.co.uk)

T: 01707655466

<https://www.duncanperry.co.uk>

