



59 Pooleys Lane, Welham Green, Herts, AL9 7LG
£640,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Situated a short walk from Welham Green Railway Station and Village Centre shops, this four bedroomed cottage style house features two reception rooms and kitchen/breakfast room. 54' x 28'7 rear garden and good parking to front.



- FOUR BEDROOMS
- TWO RECEPTIONS
- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM
- SEPARATE WET ROOM
- WALKING DISTANCE TO LOCAL SHOPS
- WALKING DISTANCE TO WELHAM GREEN STATION
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS
- VILLAGE LOCATION
- QUIET TURNING



ENTRANCE HALL

Part frosted and double glazed front door opens into entrance hall. Wood finished laminate floor. Double radiator.

RECEPTION 1

21'5" x 7'10" (6.53m x 2.39m)

Laminate wood effect flooring. Dual aspect with double glazed window to front. Double glazed window and casement door to rear. Two double radiators.

RECEPTION 2/LOUNGE

14'3" x 13" (4.34m x 3.96m)

Wood finished laminate flooring. Feature fireplace with gas coal effect fire. Quartz surround and hearth. Double radiator. Double glazed window to front. T.V. aerial point. Understairs storage cupboard.

KITCHEN/BREAKFAST ROOM

17'4" x 8'10" narrowing to 8' (5.28m x 2.69m narrowing to 2.44m)

Range of wall and base units featuring cupboards and drawers. Granite effect work surfaces with one and a half bowl stainless steel sink with mixer tap. Electric ceramic hob with extractor above. Space for fridge, dishwasher and washing machine. Electric double oven. Wall mounted 'Glow Worm' central heating boiler. Splashback tiling. Tiled floor. Single radiator. Two double glazed windows to rear. Part frosted double glazed casement door to rear. Ceiling spotlights.

FIRST FLOOR LANDING

First floor landing approached by a straight flight staircase from hallway. Access to loft.



BEDROOM 1

14'2" x 9'6" (4.32m x 2.90m)

Built in cupboard with hanging rails. Single radiator. Double glazed window to front.

BEDROOM 2

11'5 x 9' (3.48m x 2.74m)

Single radiator. Double glazed window to rear.

BEDROOM 3

110'1" x 7'10" (33.55m x 2.39m)

Single radiator. Double glazed window to front. Storage recess suitable for a wardrobe.

BATHROOM

8' x 8' (2.44m x 2.44m)

White suite comprising bath with shower mixer. Pedestal wash basin. Close couple W.C. Wood effect floor covering. Built in cupboard housing hot water tank. Single radiator. Half tiled walls. Frosted double glazed window to rear.

SHOWER/WET ROOM

7'10" x 4'1" (2.39m x 1.24m)

Wet room floor shower with MIRA shower. Pedestal wash basin. Close coupled WC. Tiled walls. Frosted double glazed window to rear.

BEDROOM 4

12'3" x 8' 5" (3.73m x 2.44m 1.52m)

Approached from first floor landing via turn flight staircase. Some headroom restriction. Double glazed skylight to front.

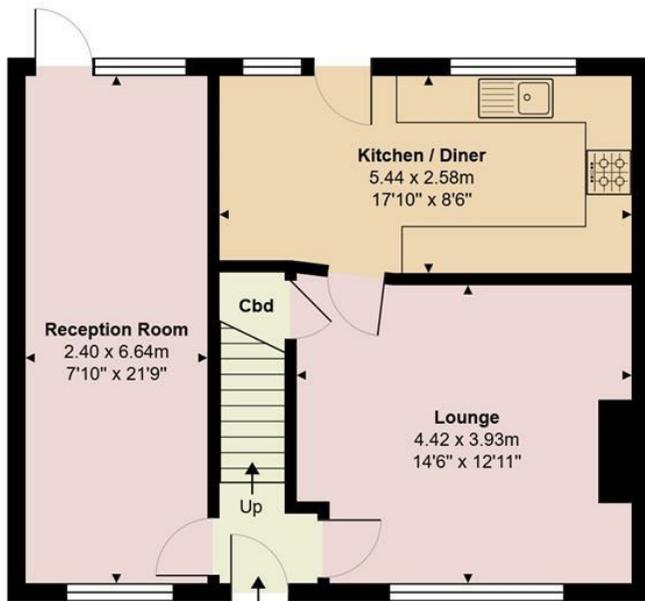
EXTERIOR REAR

54' deep by 28'7" width at widest point (16.46m deep by 8.71m width at widest point)

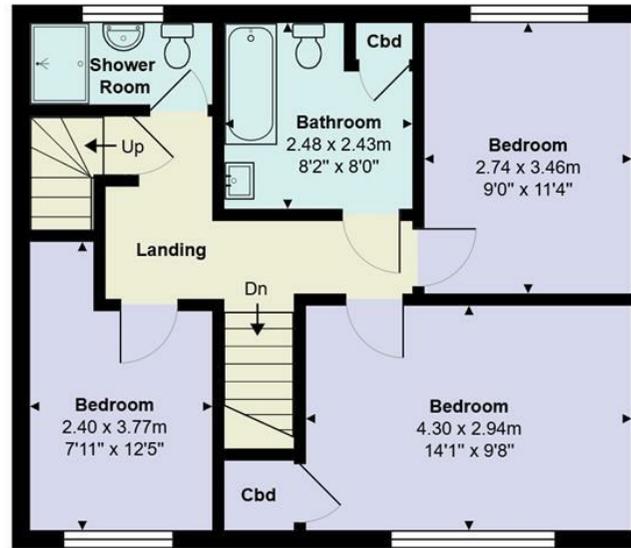
Starting from rear of property with paved patio. External water and lighting points. Mainly the garden is lawned with concrete patio and shed to the rear of the garden.



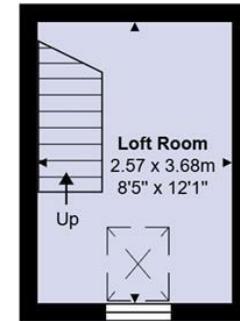




Ground Floor
Area: 53.1 m² ... 572 ft²



First Floor
Area: 52.7 m² ... 568 ft²



Second Floor
Area: 9.4 m² ... 102 ft²



Pooleys Lane, Welham Green, Hatfield, AL9 7LG

Total Area: 115.3 m² ... 1241 ft²

All measurements are approximate and for display purposes only



be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These particulars do not constitute a contract or part of a contract.

EXTERIOR FRONT

Completely block paved for parking.

Council Tax Band D,
Welwyn Hatfield Council
Freehold

Property Information

We believe this information to be accurate, but it cannot



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
85	73		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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