



9 Frowick Close, Welham Green, Herts, AL9 7LS
£583,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Fully refurbished three bedroom bungalow finished to a very high standard & ready to move in. Situated in a quiet cul de sac in the heart of this popular village with easy access to shops, station and surrounding areas. Modern kitchen with quartz worktops and integrated appliances. Bi folding doors. Luxury bathroom. Garage & Off

Street parking. Early viewing essential.



- THREE BEDROOM SEMI DETACHED BUNGALOW
- FULLY REFURBISHED
- FITTED KITCHEN WITH QUARTZ WORKTOPS
- OPEN PLAN LOUNGE / DINER
- STUNNING BATHROOM
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- GARAGE & DRIVEWAY
- VILLAGE LOCATION
- CHAIN FREE
- TENURE - FREEHOLD. COUNCIL TAX BAND E - WELWYN AND HATFIELD COUNCIL



Composite part glazed Entrance door opens into:

ENTRANCE HALL

Coving and spotlights to ceiling, concealed cupboard housing consumer unit, electric meter and alarm, hard wired smoke detector to ceiling, panelled radiator, engineered wooden flooring, access to loft via retractable ladder and which houses the gas central heating boiler. Loft is insulated, boarded and has power and lighting. Doors to all rooms.

LOUNGE

Spotlights to ceiling, continuation of engineered wooden flooring, vertical radiator. Freestanding log burner. Wall mounted TV point. Open plan to:

KITCHEN / DINER

Coving and spotlights to ceiling, continuing engineered wooden flooring. Newly fitted with a range of wall, drawer and base units in hi-gloss with quartz working surfaces and upstands. Bosch electric oven and Bosch induction hob with stainless steel extractor hood over, integrated Bosch dishwasher and washing machine, integrated fridge and freezer, inset stainless steel sink with mixer tap and grooved drainer, UPVC framed double glazed window to rear.

In the Dining Area there is a vertical radiator and bi-folding doors to rear.

BEDROOM ONE

Coving and spotlights to ceiling, UPVC framed double glazed Georgian style window to front, double radiator. Fitted wardrobes.



BEDROOM TWO

Coving and spotlights to ceiling, UPVC framed double glazed Georgian style window to front, double radiator, wardrobe cupboard with hanging rail and shelving.

BEDROOM THREE

Coving and spotlights to ceiling, UPVC framed Georgian style double glazed window to side, double radiator. Fitted wardrobes.

BATHROOM

Newly fitted with a white suite comprising bath with wall mounted controls and bath filler, wall mounted shower controls with overhead large showerhead and hand shower attachment, glazed bi-folding shower screen, large sink set within a vanity unit having storage drawers below and Grohe mixer tap, concealed cistern W.C., illuminated mirror set into alcove provides ambient lighting, wall mounted extractor fan, tiled walls and floor, chrome heated towel rail, UPVC framed double glazed obscure glass Georgian style window to side.

REAR GARDEN

Paved patio area in Indian sandstone, outside water tap, security light and additional lighting. The garden is predominantly laid to lawn with borders to either side. Indian sandstone pathway leads to the rear of the property. Timber shed, summerhouse and aluminium greenhouse, pedestrian side access to front. Courtesy door to garage.

FRONT OF PROPERTY

Bloc-paved driveway with parking for multiple vehicles and which leads to:



Duncan Perry



Duncan Perry



Duncan Perry



Duncan Perry



Duncan Perry



Duncan Perry



Duncan Perry



Frowick Close, Hertfordshire AL9

Total Area: 75.9 m² ... 817 ft² (excluding garage)

All measurements are approximate and for display purposes only



Tenure - Freehold. Council tax band E - Welwyn & Hatfield Council.

Property Information
 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 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.

GARAGE

20'2" x 8'5" (6.15 x 2.57)
 Electric up and over door, personal double glazed door to patio, UPVC framed double glazed window. Workshop section with shelving and storage units.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																													
Current	Potential	Current	Potential																												
View accessibility: lowest running costs		View accessibility: lowest CO ₂ emissions																													
77	47	77	47																												
<table border="1"> <tr><td>92-100</td><td>A</td></tr> <tr><td>81-91</td><td>B</td></tr> <tr><td>69-80</td><td>C</td></tr> <tr><td>55-68</td><td>D</td></tr> <tr><td>49-54</td><td>E</td></tr> <tr><td>45-48</td><td>F</td></tr> <tr><td>1-44</td><td>G</td></tr> </table>	92-100	A	81-91	B	69-80	C	55-68	D	49-54	E	45-48	F	1-44	G		<table border="1"> <tr><td>100-149</td><td>A</td></tr> <tr><td>75-99</td><td>B</td></tr> <tr><td>50-74</td><td>C</td></tr> <tr><td>25-49</td><td>D</td></tr> <tr><td>10-24</td><td>E</td></tr> <tr><td>5-9</td><td>F</td></tr> <tr><td>1-4</td><td>G</td></tr> </table>	100-149	A	75-99	B	50-74	C	25-49	D	10-24	E	5-9	F	1-4	G	
92-100	A																														
81-91	B																														
69-80	C																														
55-68	D																														
49-54	E																														
45-48	F																														
1-44	G																														
100-149	A																														
75-99	B																														
50-74	C																														
25-49	D																														
10-24	E																														
5-9	F																														
1-4	G																														
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions																													
England & Wales		England & Wales																													



The Estate Office, 48A The Broadway, Potters Bar, Herts., EN6 2HW
t. 01707655466 | e. sales@duncanperry.co.uk |

