

**4 Bed House - Detached**  
**located in**



**Holloways Lane  
Welham Green  
AL9 7NP**



4



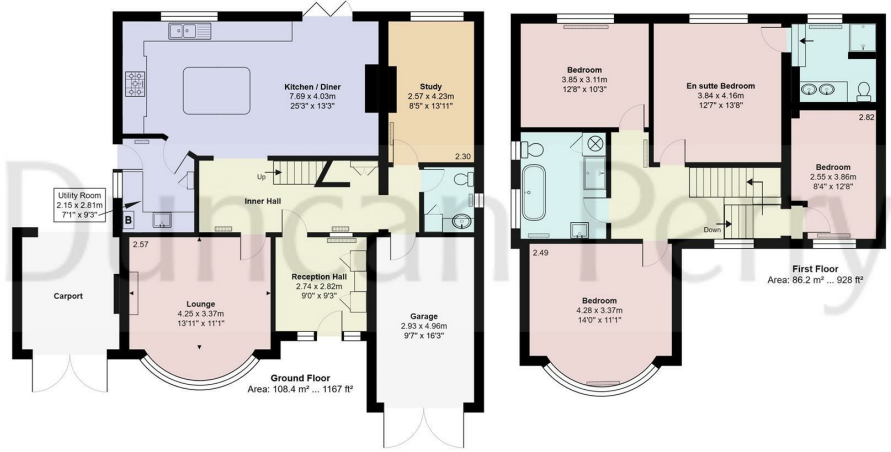
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Holloways Lane, Hertfordshire AL9

Total Area: 194.7 m<sup>2</sup> ... 2095 ft<sup>2</sup> (Exc. carport, Inc. Garage)  
All measurements are approximate and for display purposes only

**Duncan Perry**

£1,115,000

**CONTACT**

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**SUMMARY**

We are delighted to bring to market this superb 1930's detached 4-bedroom home which exudes warmth and character having been tastefully refurbished throughout by the current owners and retaining many of its original features. The property also enjoys an enviable village location & walking distance to station, shops, and popular schools. The ground floor features a large entrance lobby leading through to an elegant and spacious hallway, there is large lounge with bay fronted window and open fire place , a beautiful John Ladbury fitted kitchen/diner, utility, study, and cloakroom. On the first floor are 4 generously sized bedrooms, one with en-suite together with family bathroom. Externally there is an attractive secluded garden and to the front a carriage driveway with lots of off-street parking and garage. Viewing essential and by appointment only.

**DIRECTIONS**

Please refer to Google Maps using postcode.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	