



33 Welham Manor, Welham Green, Herts, AL9 7EL
£425,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Available CHAIN FREE A beautifully presented 2 Bedroom extended home located in this popular Cul-De-Sac. Features include bright front reception room, extended kitchen dining room, family bathroom, secluded rear garden and off street parking. Viewing highly recommended.



- TWO BEDROOM TERRACED HOUSE
- BEAUTIFULLY PRESENTED
- KITCHEN/DINER
- SEPARATE LOUNGE
- PARKING AT REAR
- SECLUDED REAR GARDEN
- CUL DE SAC LOCATION
- CHAIN FREE
- TENURE - FREEHOLD
- COUNCIL TAX BAND D - WELWYN AND HATFIELD COUNCIL



Composite front door with a semi circular obscure glass glazed panel opens into:

LOBBY AREA

Single radiator. Consumer unit. Wood laminate flooring. Doorway through to:

LOUNGE

Straight flight stairs to first floor. Coving to ceiling. Continuation of wood laminate flooring. Double radiator. White UPVC double glazed Georgian style window to front. Doorway leading through to:

KITCHEN/DINER

Continuation of flooring from lounge.

Kitchen section

Features a range of cream high gloss wall, drawer and base units with wood effect working surfaces with glazed splashbacks. Space for a large range style cooker., above is a stainless steel and glazed extractor. Behind the range cooker is a glazed splashback. Integrated Indesit dishwasher. Integrated fridge and freezer. Integrated whirlpool washing machine. One and a half bowl stainless steel sink with mixer tap and drainer. Integrated wine cooler with glazed door. Spotlights to ceiling. Matching breakfast bar area with seating for at least two. Open aspect which leads through to:

Dining room section

Velux style sky light. White UPVC double glazed patio doors to rear. TV point. Worcester combi boiler which is concealed within a kitchen unit.

FIRST FLOOR LANDING

Coving to ceiling. Access to loft, with a drop down ladder. Airing cupboard with rack shelving and hanging rail.



MAIN BEDROOM

Single radiator. White UPVC double glazed Georgian style window to front. Two large separate storage cupboards with sliding doors in white.

BEDROOM TWO

White UPVC double glazed window to rear. Single radiator. Fitted wardrobes in white with bridging unit above bed, with storage cupboard and shelving.

BATHROOM

Fitted with a white suite comprising of bath with mixer taps and hand held shower attachment. Separate shower cubicle with bi folding glazed door and wall mounted controls. WC with top flush. Sink set within vanity unit with storage cupboards below. Part tiled walls. White UPVC double glazed obscure glass window to rear. White heated towel rail.

REAR GARDEN

26' length (7.92m length)

Accessed via door from dining room. Steps that lead onto a paved patio. Outside tap. Easy lawn section. Steps down to a further paved area to the rear where there is timber summer house. Behind that is access to a further timber unit. Gated access leads through to parking at the rear of the property.

FRONT OF PROPERTY

Lawn section. Mixed borders with attractive planting. Step up to the front door.

Freehold. Council tax band D - Welwyn and Hatfield Council.

Property Information

We believe this information to be accurate, but it







Welham Manor, Hertfordshire AL9

Total Area: 69.1 m² ... 743 ft²

All measurements are approximate and for display purposes only

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been tested. These Particulars do not constitute a contract or part of a contract.

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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
 Not energy efficient - higher running costs A B C D E F G	89 75	 Not environmentally friendly - higher CO ₂ emissions A B C D E F G	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



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