



**2 Bed
Bungalow - Semi Detached
located in Welham Green, North
Mymms**

Duncan Perry
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**Bushwood Close
Welham Green, North
Mymms
Hatfield
AL9 7YZ**



2



1



1



D

ROOM SIZES

LOUNGE 20'10" x 10'10"

KITCHEN/DINER 18'4" x 9'11"

BEDROOM ONE 14'6" x 11'5"

BEDROOM TWO 11'9" x 11'1"

REAR GARDEN APPROX. 58' x 48' narrowing to 22' and 12'4"

PLEASE NOTE THIS IS AN UNFURNISHED PROPERTY. ANY FURNISHINGS DEPICTED IN THE IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

AGENT NOTES

Holding Deposit - £403

Dilapidations Deposit - £2,019

EPC Rating - D

Council Tax Band C - 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.

AI has been used to remove personal items from images and to furnish for illustrative purpose only.

£1,750 Per Month

Situated in a pleasant residential location in the popular village of Welham Green, this attractive two-bedroom semi-detached bungalow offers spacious, well-presented accommodation, complemented by generous gardens and off-street parking.

The property benefits from a bright and spacious lounge, featuring an attractive fireplace and large windows overlooking the garden, creating a welcoming living space with plenty of natural light.

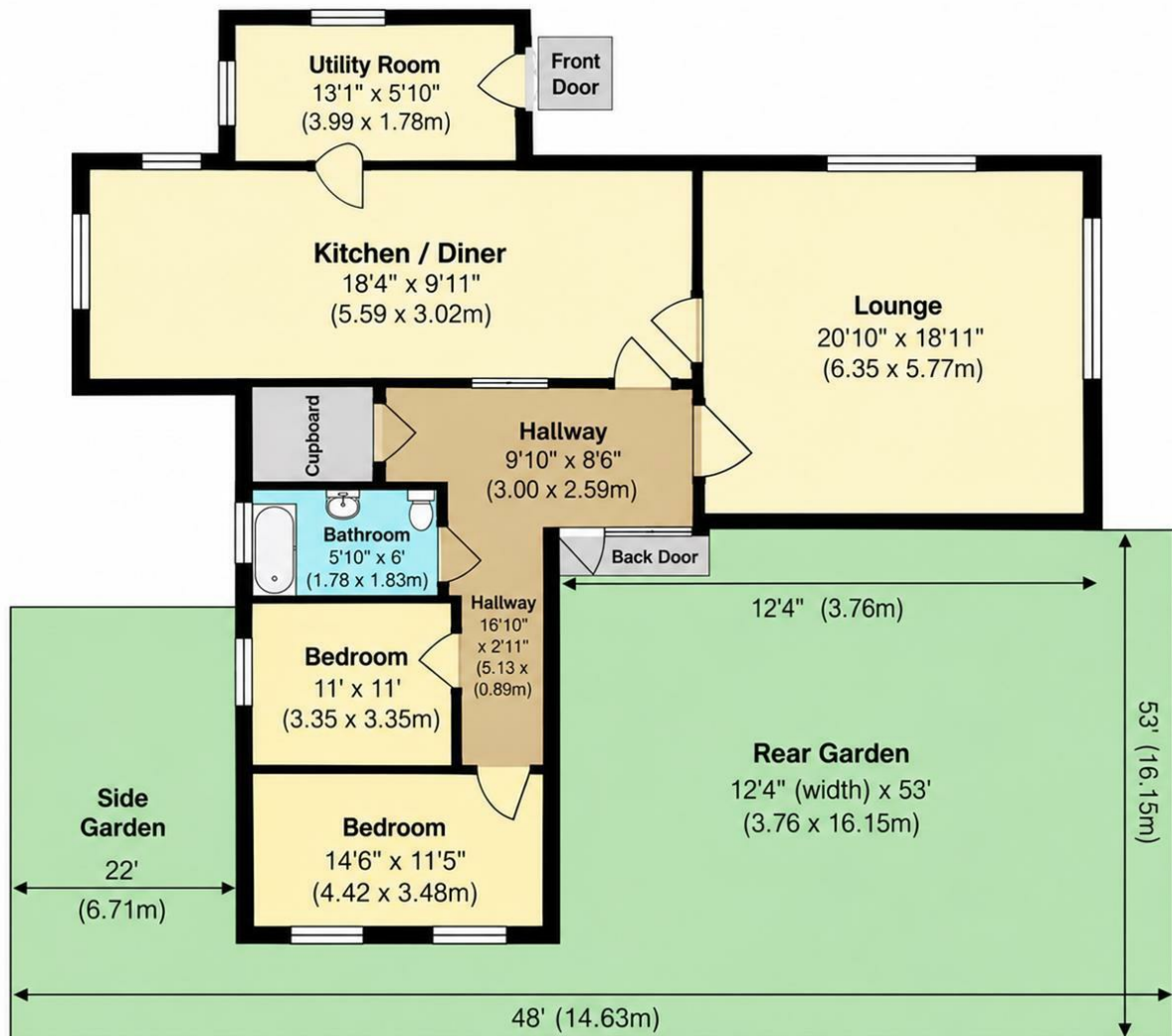
The generously proportioned kitchen/diner offers a range of fitted units with contrasting work surfaces, integrated cooking appliances and ample space for a dining table and chairs. An adjoining utility room provides additional practical space and a separate entrance.

There are two well-proportioned bedrooms, both enjoying good natural light, together with a family bathroom fitted with a white three-piece suite and shower over the bath.

One of the property's standout features is its generous outside space, with gardens extending to the side and rear, providing an excellent setting for outdoor entertaining, gardening or simply relaxing. The property also benefits from off-street parking.

The bungalow is well placed for local amenities, shops and transport connections, including Welham Green railway station, providing services towards London and surrounding areas.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

DIRECTIONS

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