

11 Holloways Lane, Welham Green, Herts, AL9 7NR
£745,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Situated in Welham Green in premier road, this very well presented five double bedroom semi-detached house features lounge, open plan to family kitchen / dining room. Separate study. Utility room. Downstairs cloakroom. Integral garage. En-suite shower to bedroom one. 70' x 30' attractive Westerly rear garden. Viewing essential!



- FIVE DOUBLE BEDROOM SEMI-DETACHED HOUSE
- VERY WELL PRESENTED THROUGHOUT
- SITUATED IN PREMIER ROAD IN WELHAM GREEN
- LOUNGE OPEN PLAN TO FAMILY KITCHEN / DINER
- SEPARATE STUDY
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- INTEGRAL GARAGE
- 70' X 30' ATTRACTIVE WESTERLY GARDEN
- TENURE FREEHOLD. COUNCIL TAX BAND F - WELWYN AND HATFIELD COUNCIL



Double width front doors with frosted double glazed and fanlight panels. Opens into

LARGE HALLWAY

30'10" x 6'0" (9.41 x 1.83)

LED ceiling spotlights. Double radiator. High level cupboards and ceiling electricity meters. Under stairs storage cupboard with gas meter. Further single radiator.

DOWNSTAIRS W.C.

White suite comprising top flush W.C. with corner hand wash basin with cupboard below. Splashback tiling. Light activated extractor fan. Chrome heated towel rail.

KITCHEN / FAMILY DINING ROOM

Kitchen area

Modern range of grey wall and base units featuring cupboards and drawers combined with quartz worktops and upstands. Splashback tiling. Inset one and a half bowl sink with single drainer and mixer tap. Bosch ceramic hob with concealed extractor above. Electric double oven and grill, plus combination oven. Integrated dishwasher. Integrated wine cooler. Integrated fridge / freezer. LED ceiling spotlights. Tile effect floor covering. Double glazed window to front.

Dining area

LED ceiling spotlights. Wall light points. Single radiator. Open archway to

LOUNGE

Double radiator. Two sets of Double glazed. double width doors to rear garden. Two Velux vaulted ceiling skylights. LED spotlights. TV aerial point. Wall light points.







REAR LOBBY
Double glazed window to rear. Casement door to rear. Door to

UTIILITY ROOM
Single worktop. Space for washing machine with tumble dryer underneath. Cupboard above.

STUDY
LED ceiling spotlights. Single radiator. Frosted double glazed high level window to side. Access door to garage. Built in cupboard housing hot water tank and gas central heating boiler.

FIRST FLOOR LANDING
Straight flight of staircase from hallway. Under stairs cupboard.

BEDROOM ONE
LED ceiling spotlights. Double radiator. Double glazed window to rear.

ENSUITE SHOWER ROOM
White suite comprising top flush W.C. Corner shower base with overhead shower and side jets. Vanity wash basin with double width cupboards below. Tiled walls and floor. LED spotlights. Chrome heated towel rail. Extractor fan.

BEDROOM TWO
Single radiator. Built in shelved cupboard. Double glazed window to rear.

BEDROOM THREE
Single radiator. Double glazed window to front.

BEDROOM FIVE
Double radiator. Two double glazed windows to front. Three double width fitted wardrobes with hanging rails and shelving.














SPURS



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Holloways Lane, Welham Green, Hatfield, AL9 7NR

Total Area: 215.0 m² ... 2314 ft² (excluding garden)

All measurements are approximate and for display purposes only



FAMILY BATHROOM

White suite comprising shower bath with glass shower screen. Mixer tap and shower attachment. Top flush W.C. Wash bowl wash basin with double width cupboards below. Tiled walls and floor. Ceiling spotlights. Extractor fan. Chrome heated towel rail. Double glazed window to side.

SECOND FLOOR LANDING

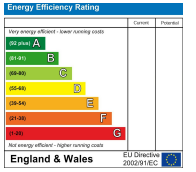
Approached from first floor landing via straight flight of stairs. Frosted double glazed window to side. Double glazed Velux skylight to rear. Door to

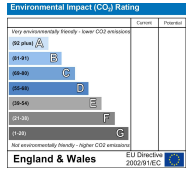
BEDROOM FOUR

Single radiator. Two Velux skylights to rear with roof top and distance countryside views fitted with black out blinds. Further double glazed skylight to front with blackout blinds. Eaves storage cupboards.









INTEGRAL GARAGE

Access door from both study and hallway. Roll up door to front. Double radiator. LED ceiling spotlights and power points.

EXTERIOR REAR

70'6" x 29'8" (21.5 x 9.06)

Starting from rear of property with full width paved patio with two roll out awnings. Remainder of garden is predominately lawned with inset flower and shrub beds. Attractive Mediterranean style rockery bed garden. Curving steppingstone path to rear patio under timber pergola. Well secluded with timber fence panels to either side and to rear. Rear access gate. External power. Lighting and water point. With access from Sibthorpe Road.

EXTERIOR FRONT

Mainly block paved for parking. Small flower and shrub border.

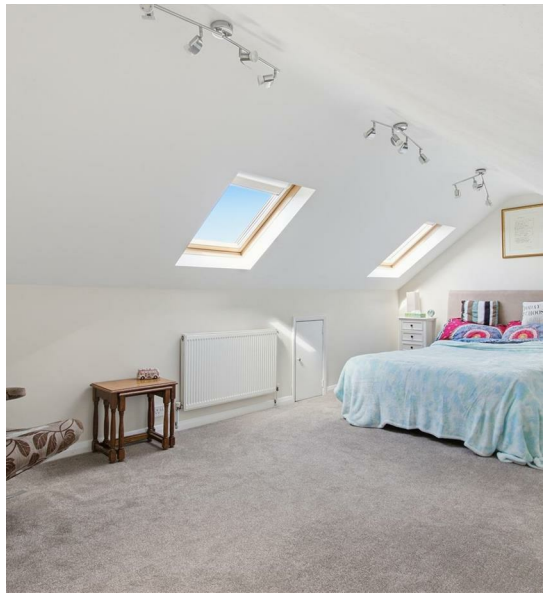
Tenure - Freehold. Council tax band F - Welwyn and Hatfield Council.

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.



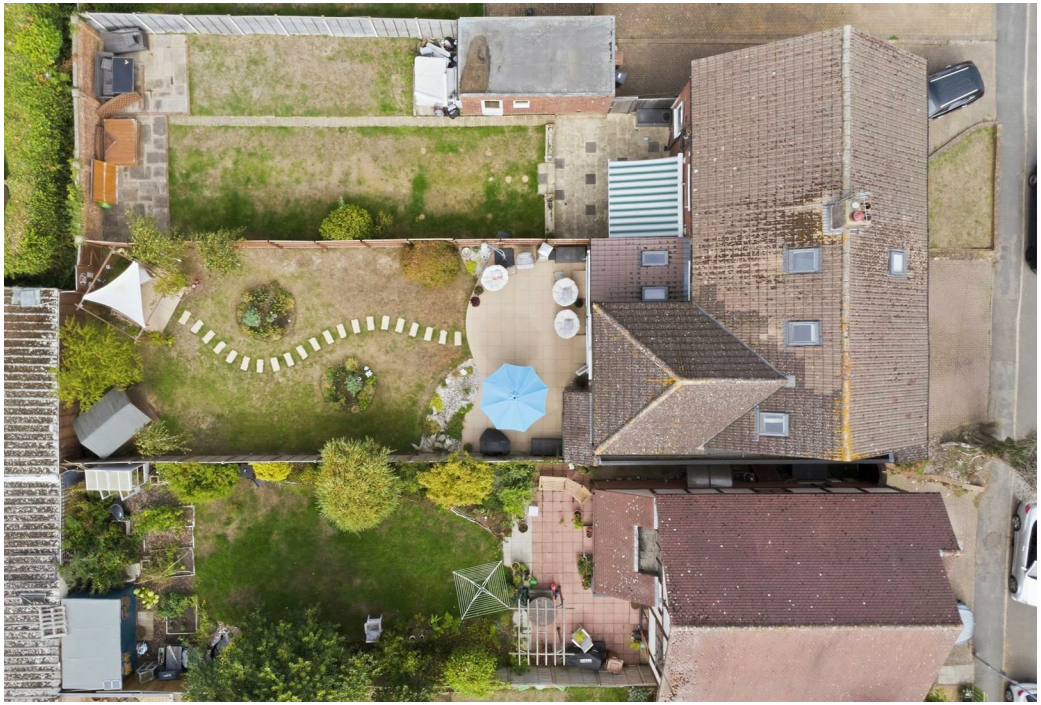


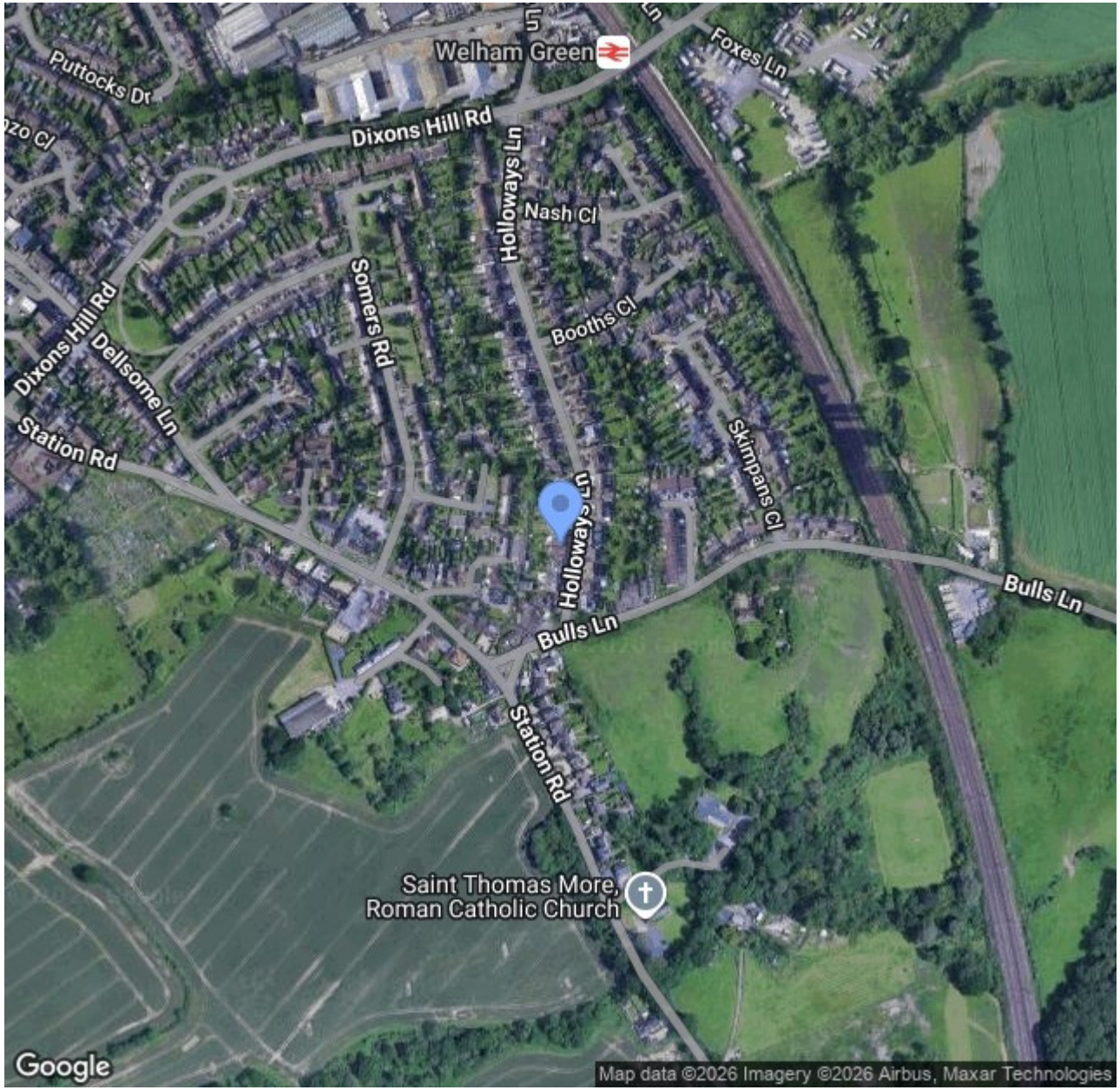
















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