



**4 Bulls Lane, Welham Green, Herts, AL9 7PD**  
**Offers Over £700,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



Duncan Perry are delighted to bring to the market this large 3 bedroom semi-detached house occupying an imposing position with deep frontage and countryside views. Popular village location with station, shops and sought-after schools close by plus lots of potential. Viewings by appointment.



- THREE BEDROOM SEMI DETACHED HOUSE
- DEEP FRONTAGE AND COUNTRYSIDE VIEWS
- POPULAR VILLAGE LOCATION
- MAINLINE TRAIN STATION CLOSE BY
- CLOSE TO SHOPS AND SOUGHT - AFTER SCHOOLS
- POTENTIAL TO IMPROVE
- OFF ROAD PARKING
- SOLAR PANELS
- TENURE - FREEHOLD - COUNCIL TAX BAND F - WELWYN AND HATFIELD COUNCIL
- VIEWINGS BY APPOINTMENT ONLY





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Composite front door with obscure glass glazed panels and matching side light. Opens into

### HALLWAY

Double radiator. Coving to ceiling. White UPVC double glazed window to front. Open tread stairs to first floor. Large storage cupboard with double doors, shelving and hanging rail. Further separate storage cupboard with shelving. Double bi-folding doors leading through to lounge and another door leading through to dining room.

### LOUNGE

Coving to ceiling. Feature gas fireplace with limestone hearth and surround. Decorative arched alcoves to either side. Double radiator. White UPVC double glazed window to rear and sliding white UPVC double glazed patio doors to rear. Open aspect with folding doors leading through to

### DINING ROOM

Dual aspect with white UPVC double glazed window to front and to rear. Two double radiators. Coving to ceiling. Decorative alcoves and wall mounted Daikin air conditioning unit. Doorway through to

### KITCHEN

Fitted with range of cream high glass wall, drawer and base units with complimenting working surfaces above and tiled splashbacks. Eye level Stoves double oven. Separate 4-ring stainless steel gas hob with concealed extractor above. Integrated microwave. Stainless steel sink with drainer and mixer tap. Double cupboard housing Worcester Green Star boiler and hot water cylinder. Single radiator. Tiled floor. Window looking onto garden room. Sliding door leading through to

### UTILITY ROOM

Fitted with units to match kitchen with working surfaces and tiled splashback. Stainless steel sink with mixer tap. White UPVC double glazed window to rear. Space for dishwasher, fridge, washing machine and tumble dryer. Sliding door through to

### GROUND FLOOR W.C.

Comprises of top flush W.C. in white. Corner mounted wash hand basin with mixer tap set within a vanity unit with storage cupboard below. Wall mounted extractor. Tiled walls. Tiled floor.





### CONSERVATORY / GARDEN ROOM

Glazing to three sides. Polycarbonate roof. Double radiator. Picture window looking through into kitchen. Doorway through to kitchen. Wall lights. Door through to workshop.

### FIRST FLOOR LANDING

Two white UPVC double glazed windows to front. Double radiator. Coving to ceiling. Large loft hatch with drop down ladder. Loft is partially boarded. Doors to all rooms.

### BEDROOM ONE

Fitted with range of light wood fitted wardrobes with hanging rails and shelving. Central dressing area with drawers and storage cupboards. White UPVC double glazed window to rear. Covered radiator. Coving to ceiling.

### BEDROOM TWO

White UPVC double glazed window to rear. Fitted wardrobes in taupe with storage cupboards above. Corner alcove dressing area with shelving and mirrored panels.

### BEDROOM THREE

Coving to ceiling. White UPVC double glazed window to rear. Single radiator. Wall mounted Dakin air conditioning unit. Fitted wardrobes in beige with wood detailing. Dressing area with drawers and storage cupboards.

### BATHROOM

Fitted with white suite comprising of bath with mixer taps and shower attachment. Separate corner shower cubicle with glazed sliding doors. Sink set in vanity unit with limed oak effect units above and below with recess downlighters. Counter top in black granite effect. Chrome heated towel rail. Tiled walls. Tiled floor. Dimplex wall mounted heater. White UPVC obscure glass double glazed window to side. Separate W.C. in white with top flush. Coving to ceiling. Tiled walls. White UPVC double glazed window to rear.

### GARDEN

60" approximately (18.29m approximately)  
Lawn section with planting to the perimeter. Immediately outside the lounge / dining room there's a paved patio area. Automated sun hauling above. Two raised and retained ponds with waterfall. Outside tap. Security lights. South facing aspect. Roof has solar panels. Timber shed to rear. Wooden greenhouse. Views to open countryside.

### GARAGE

Automated up and over door. Power and lighting. Double glazed window to side. Wall mounted consumer unit and electricity and gas meters. Courtesy door to front of property.









**Bulls Lane, Hertfordshire AL9**

Total Area: 188.0 m<sup>2</sup> ... 2024 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Duncan Perry**





## FRONT OF PROPERTY

Large block paved driveway. Central lawned area. Hedging to side. Retained borders immediately in front of the property. Gated access to side. Access to garage. Large open porchway which extends the full width of the property with recessed downlighters.

Tenure - Freehold. Council tax band F.

Property Misdescriptions Act  
As Agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller as we will not have had sight of the title documents. Before viewing a property, do please check with us as to its availability and also request clarification or information on any points of particular interest to you to save you a wasted journey.

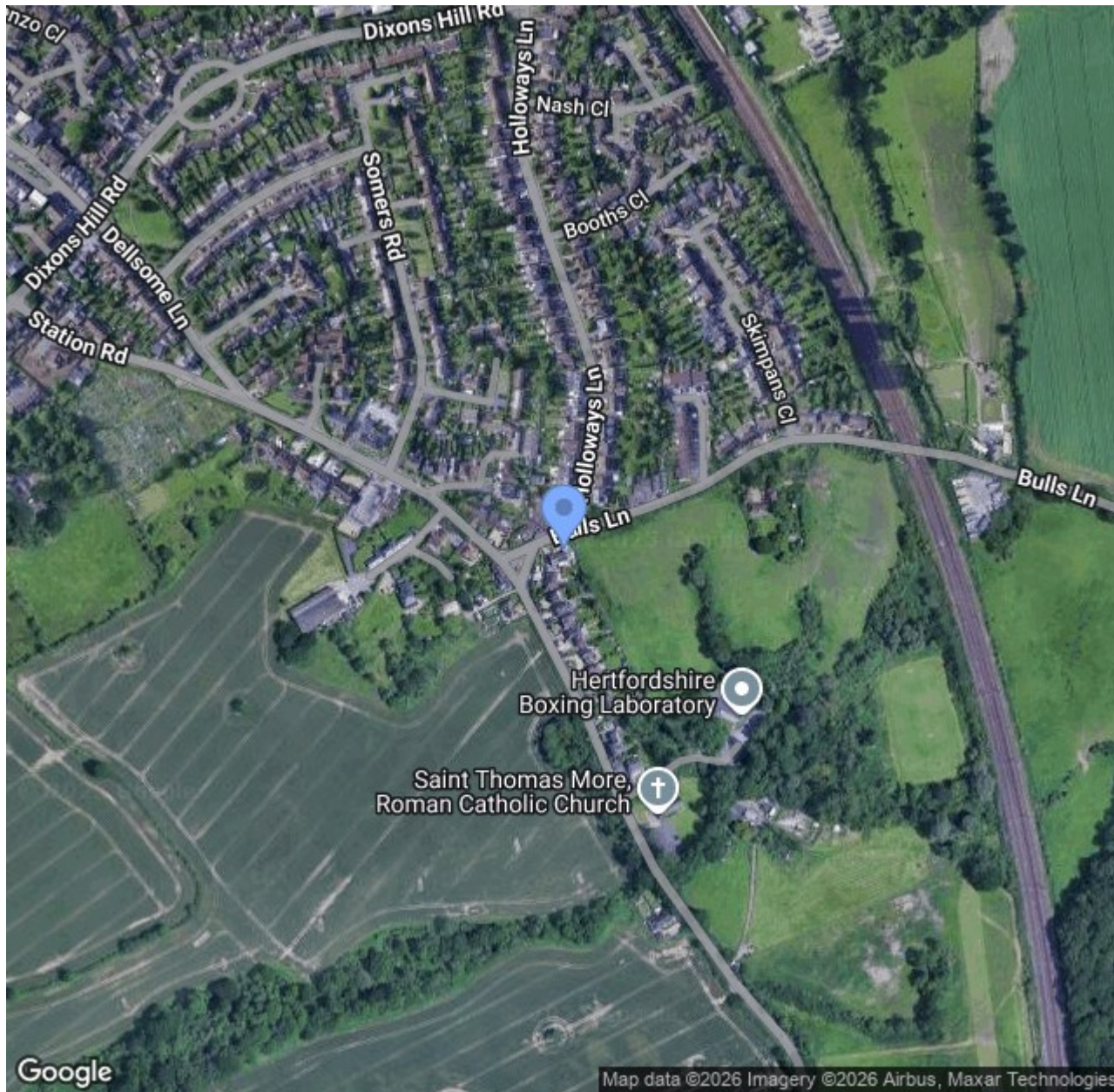
## WORKSHOP

Courtesy door leading into workshop. Power and lighting. Sliding door leading out onto covered area, leading to garden.



Energy Efficiency Rating		Current	Potential
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Most energy efficient - lower running costs 92-100 A 81-91 B 69-80 C 55-68 D 49-54 E 45-48 F 39-44 G 34-39 H 2-35 I Not energy efficient - higher running costs		73	78
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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Most environmentally friendly - lower CO <sub>2</sub> emissions 100-120 A 90-100 B 80-90 C 70-80 D 60-70 E 50-60 F 40-50 G 30-40 H 20-30 I 10-20 J 0-10 K Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			





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