



**Lyncroft Holloways Lane, Welham Green, North Mymms, AL9 7NR**  
**£784,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



Situated in Welham Green premier road, this well presented DETACHED CHALET BUNGALOW features large kitchen/breakfast room/living room, three downstairs bedrooms, one with en-suite and a further upstairs bedroom. Ample parking to front and Westerly aspect rear garden. Walking distance to village centre, shops and railway station.



- DETACHED FOUR BEDROOM BUNGALOW
- SITUATED IN WELHAM GREEN PREMIUM ROAD
- LARGE KITCHEN/BREAKFAST ROOM/LIVING ROOM
- ENSUITE AND FAMILY BATHROOM
- CARRIAGE DRIVEWAY WITH AMPLE PARKING
- WESTELY GARDEN
- VILLAGE LOCATION
- CLOSE TO SHOPS, VILLAGE CENTRE AND MAINLINE RAILWAY
- OFFICE/ STUDY
- FREEHOLD. COUNCIL TAX BAND E - WELWYN AND HATFIELD COUNCIL



Part panelled and frosted double glazed front door opening into:

### ENTRANCE HALL

25' x 8'5" (narrowing to 4'10") (widening to 11'7") (7.62m x 2.57m (narrowing to 1.47m) (widening to 3)

Large L shaped entrance hall. Wood effect quality lino tiled flooring. Frosted double glazed window to front. Shrouded radiator, Built in cloaks cupboard with hanging rail.

### KITCHEN/ BREAKFAST ROOM/LIVING ROOM

Kitchen area

Range of black gloss wall and base units featuring cupboards and drawers. Quartz working surfaces and upstand. One and a half bowl sink unit. Integrated larder fridge and freezer. Integrated dishwasher. Integrated washing machine. Integrated wine cooler. Space for gas and electric range style cooker with splashback and extractor fan above. Concealed Vaillant gas central heating boiler. Tile effect flooring. Frosted double glazed window to side. Ceiling spotlights. Plinth lighting. Uplighters and downlighters. Double glazed three panelled bi-fold doors to rear. Feature wall mounted radiator with glass feature panel.

Breakfast room/living room

Continuing flooring from kitchen. Two Concealed radiator. Glass ceiling dome. Three panelled bi-folding doors to rear. Double glazed windows to side. Ceiling spotlights. Recessed ceiling with feature lighting. Wall mounted TV power and aerial point.

### BEDROOM ONE

16'3" x 11' (4.95m x 3.35m)

Double radiator. Leaded light double glazed window to front. Laminate wood effect flooring. Wall mounted tv power and aerial point. Built in closet.

### ENSUITE SHOWER ROOM

7'10" x 3'10" (2.39m x 1.17m)

White suite comprising shower base with glass sliding doors. Overhead and hand shower. Wall mounted wash basin with drawers below. Concealed system WC. Tile effect floor covering. Tiled walls to shower and splashback. Ceiling spotlights. Extractor fan.





## BEDROOM TWO/LOUNGE

12'5 x 12' (3.78m x 3.66m)

Length measurement taken into bay window to front. Window is double glazed with leaded lights. Double radiator. Wall mounted TV aerial and power point.

## BEDROOM FOUR

9' x 8' (2.74m x 2.44m)

Double radiator. Double glazed window to side.

## SHOWER ROOM

6'10 x 7'9 (2.08m x 2.36m)

White suite comprising large shower base with walk in shower. Glass screen and overhead and hand shower. Large vanity top wash basin with drawers below. Top flush WC. Ceiling spotlights. Extractor fan. Tiled floor and splashbacks. Frosted double glazed window to side. Chrome heated towel rail.

## FIRST FLOOR

Approached via spiral staircase from hallway.

## FIRST FLOOR BEDROOM

18' x 12'6 (5.49m x 3.81m )

Maximum length and width measurement taken into eaves. Dual aspect with double glazed large Dorma window to rear. Double glazed skylight to side. Frosted double glazed skylight to other side. Two double radiators. Several eaves storage cupboards.

## EXTERIOR REAR

32'7 X 36'8

Maximum length and width measurements. Backing westerly. Starting from the rear of the property with garden wall lights and block paved patio, Astro turf lawn, Raised rockery area retained railways sleepers featuring mature palm tree. Timber and glazed summerhouse. Bamboo hedging. Access to front via sideway and water tap.

## BRICK BUILT AND ATTACHED GARAGE/ HOME OFFICE/STUDY

Accessible via sideway and part frosted double glazed front door opening into:

## STUDY/HOME OFFICE

9'6 x 7' (2.90m x 2.13m)

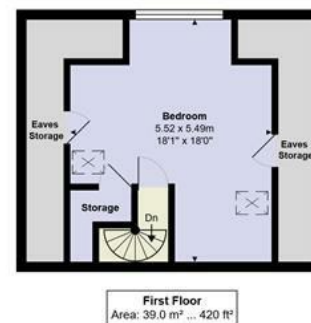
Laminate wood effect flooring. Lighting and power. Double glazed window to rear. Wall mounted cabinet housing gas metre. Door to:











Holloways Lane, Welham Green, Hatfield, AL9 7NR

Total Area: 189.4 m<sup>2</sup> ... 2039 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only





## EXTERIOR FRONT

Property has a 56' frontage and a block paved carriage driveway provides ample parking for several vehicles. Retained by brick wall with inner hedging and shrubs. External lights to the front of property and garage.

Freehold. Council tax band E - 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.

## GARAGE

18'5 x 13'8 (5.61m x 4.17m)

Average width as the garage tapers. Lighting and power. Automated up and over door to front. Wall cupboard housing electricity meter and consumer unit. Loft hatch given access to small loft.



| Energy Efficiency Rating                                 |  | Current                 | Potential |
|----------------------------------------------------------|--|-------------------------|-----------|
| Most energy efficient - lower running costs<br>A++ (92+) |  |                         |           |
| A+ (89-91)                                               |  |                         |           |
| A (85-88)                                                |  |                         |           |
| B (82-84)                                                |  |                         |           |
| C (79-81)                                                |  |                         |           |
| D (76-78)                                                |  |                         |           |
| E (73-75)                                                |  |                         |           |
| F (69-72)                                                |  |                         |           |
| G (65-68)                                                |  |                         |           |
| Not energy efficient - higher running costs              |  |                         |           |
| England & Wales                                          |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                              |  | Current                 | Potential |
|-----------------------------------------------------------------------------|--|-------------------------|-----------|
| Most environmentally friendly - lower CO <sub>2</sub> emissions<br>A++ (20) |  |                         |           |
| A+ (21-29)                                                                  |  |                         |           |
| A (30-39)                                                                   |  |                         |           |
| B (40-49)                                                                   |  |                         |           |
| C (50-59)                                                                   |  |                         |           |
| D (60-69)                                                                   |  |                         |           |
| E (70-79)                                                                   |  |                         |           |
| F (80-89)                                                                   |  |                         |           |
| G (90-100)                                                                  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions             |  |                         |           |
| England & Wales                                                             |  | EU Directive 2002/91/EC |           |



