



Myrtle, 30 Holloways Lane, Welham Green, Herts, AL9 7NP
£1,115,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

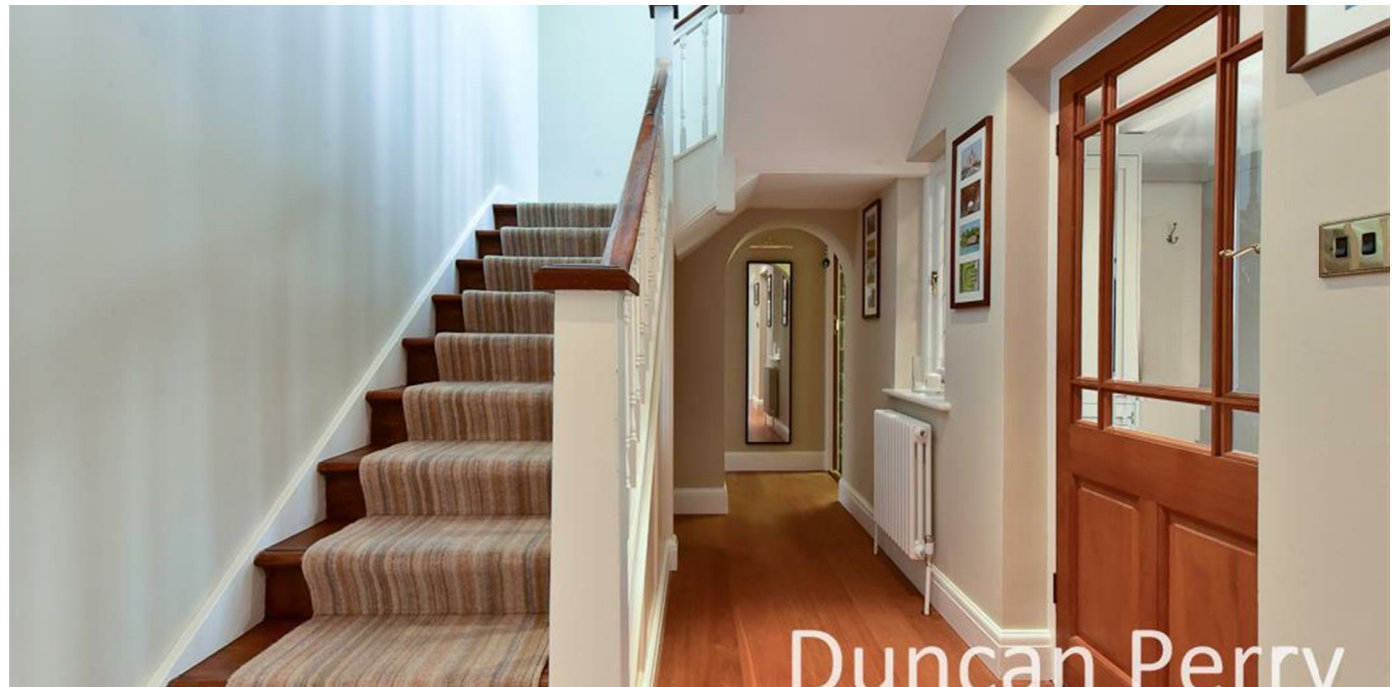
We are delighted to bring to market this superb 1930's detached 4-bedroom home which exudes warmth and character having been tastefully refurbished throughout by the current owners and retaining many of its original features. The property also enjoys an enviable village location & walking distance to station, shops, and popular schools. The ground floor features a large entrance lobby leading through to an elegant and

spacious hallway, there is large lounge with bay fronted window and open fire place, a beautiful John Ladbury fitted kitchen/diner, utility, study, and cloakroom. On the first floor are 4 generously sized bedrooms, one with en-suite together with family bathroom. Externally there is an attractive secluded garden and to the front a carriage driveway with lots of off-street parking and garage. Viewing essential and by appointment only.



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- FOUR BEDROOM DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- KITCHEN / DINER / UTILITY
- SEPARATE LOUNGE
- EN-SUITE TO PRINCIPLE BEDROOM
- LARGE STUDY/SNUG
- CARRIAGE STYLE DRIVEWAY AND GARAGE
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- PLANNING APPROVED FOR ORANGERY STYLE EXTENSION REF: 6/2023/187/PN8
- TENURE - FREEHOLD. COUNCIL TAX BAND F - WELWYN AND HATFIELD COUNCIL



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Wooden front door with glazed leaded light Georgian style glazing and leaded light sidelights. Opening into

ENTRANCE LOBBY

Solid wood flooring. Column radiator. Spotlights to ceiling. Fitted storage cupboards with central seating area. Leaded light picture window facing into

HALLWAY

Coving and spotlights to ceiling. Wooden flooring. Vertical column radiator. Further column radiator. Under stairs storage. Cupboard housing consumer unit and electricity meter with shelf and spotlight above. Turn flight stairs to first floor. Open aspect through to kitchen diner. Doorway through to garage. Wall mounted Nest heating control.

KITCHEN / DINER

Kitchen section

Coving and spotlights to ceiling. Solid wood John Ladbury kitchen featuring cream wall, drawer and base units with black quartz working surfaces and matching upstands. Space for 6-ring gas range style cooker with concealed extractor above. Eye level NEFF oven and microwave oven. Integrated fridge. Integrated NEFF dishwasher. One and a half bowl Franke recessed stainless steel sink with mixer tap. Grooved drainer. Central island unit in walnutwood finish with worktops to match kitchen and seating for two. Downlighters above. Underfloor heating. Tiled floor continuing to

Dining room section

Coving to ceiling. Spotlights to ceiling. Exposed brick fireplace with inset wood mantle (Temporarily sealed off. Option for wood burner to be installed). Bi-folding doors to rear garden. Open aspect leading through to

UTILITY

Continuation of tiled flooring with under floor heating. Further storage units to complement kitchen. Space for washing machine concealed in cupboard. Armitage Shanks butler style recessed sink with mixer tap. Glazed Haier wine cooler, wooden working surfaces with decorative brick slips above. Chrome heated towel rail. Concealed Worcester Bosch boiler. Wooden door leading to side of property with window to side. Water softener.

LOUNGE

Ornate coving to ceiling. Bay fronted double glazed leaded light window to front with double curved radiator. Feature cast iron fireplace with tiled hearth and surround.



CLOAKROOM

Coving and spotlights to ceiling. Wall mounted extractor. Close coupled W.C. Single radiator. Sink set within vanity unit with cupboards below and mirror behind. Separate storage cupboards to match.

STUDY/SNUG

Coving to ceiling and spotlights to ceiling. Radiator. Wall lights. White UPVC double glazed window facing onto rear garden.

FIRST FLOOR LANDING

Ornate coving. Radiator. Access to loft which is part boarded with lighting. Leaded light stain glass window to front.

PRINCIPLE BEDROOM

Coving to ceiling. Double glazed window to rear. Double radiator. Doorway with steps down into

EN-SUITE SHOWER ROOM

Ornate coving. Spotlights to ceiling. Tiled floor. Shower cubicle with glazed door with wall mounted Aqualisa controls. Close coupled W.C. His and hers sink set within vanity unit with countertop & mixer taps. Mirror behind with downlighters above. Storage cupboards below. Wall mounted extractor. Double radiator. Obscure glass double glazed window to rear.

BEDROOM TWO

Spotlights to ceiling. Double glazed leaded light bay fronted window to front with curved double radiator to fit bay.

BEDROOM THREE

Spotlights to ceiling. Double radiator. White UPVC double glazed window to rear.

BEDROOM FOUR

Ornate coving. Double radiator. Double glazed leaded light window to front.

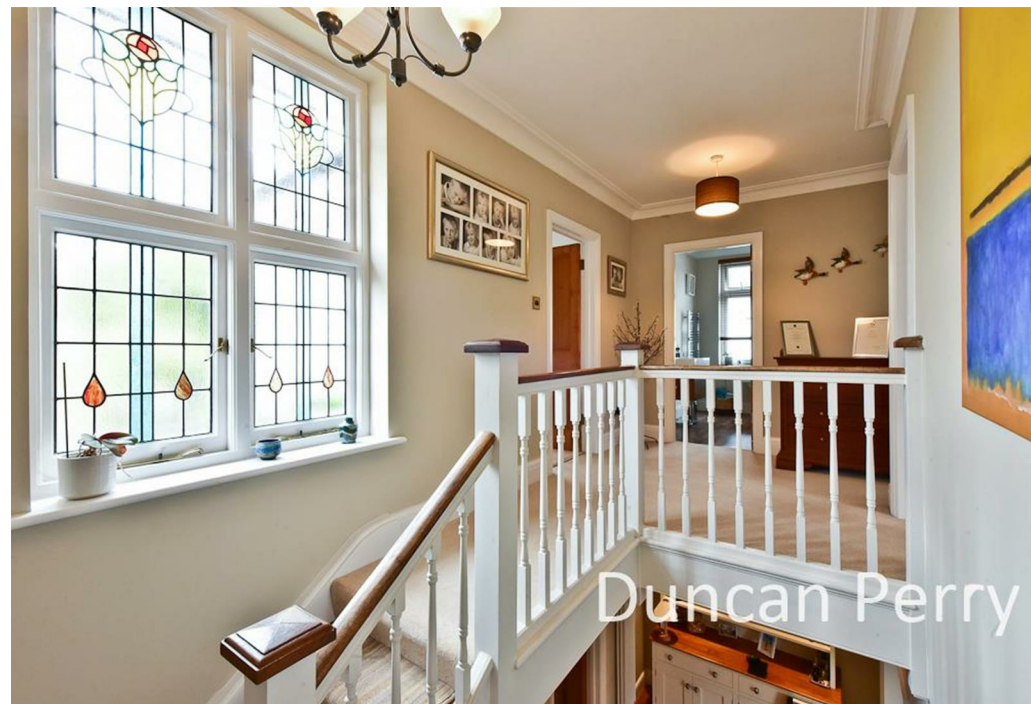
FAMILY BATHROOM

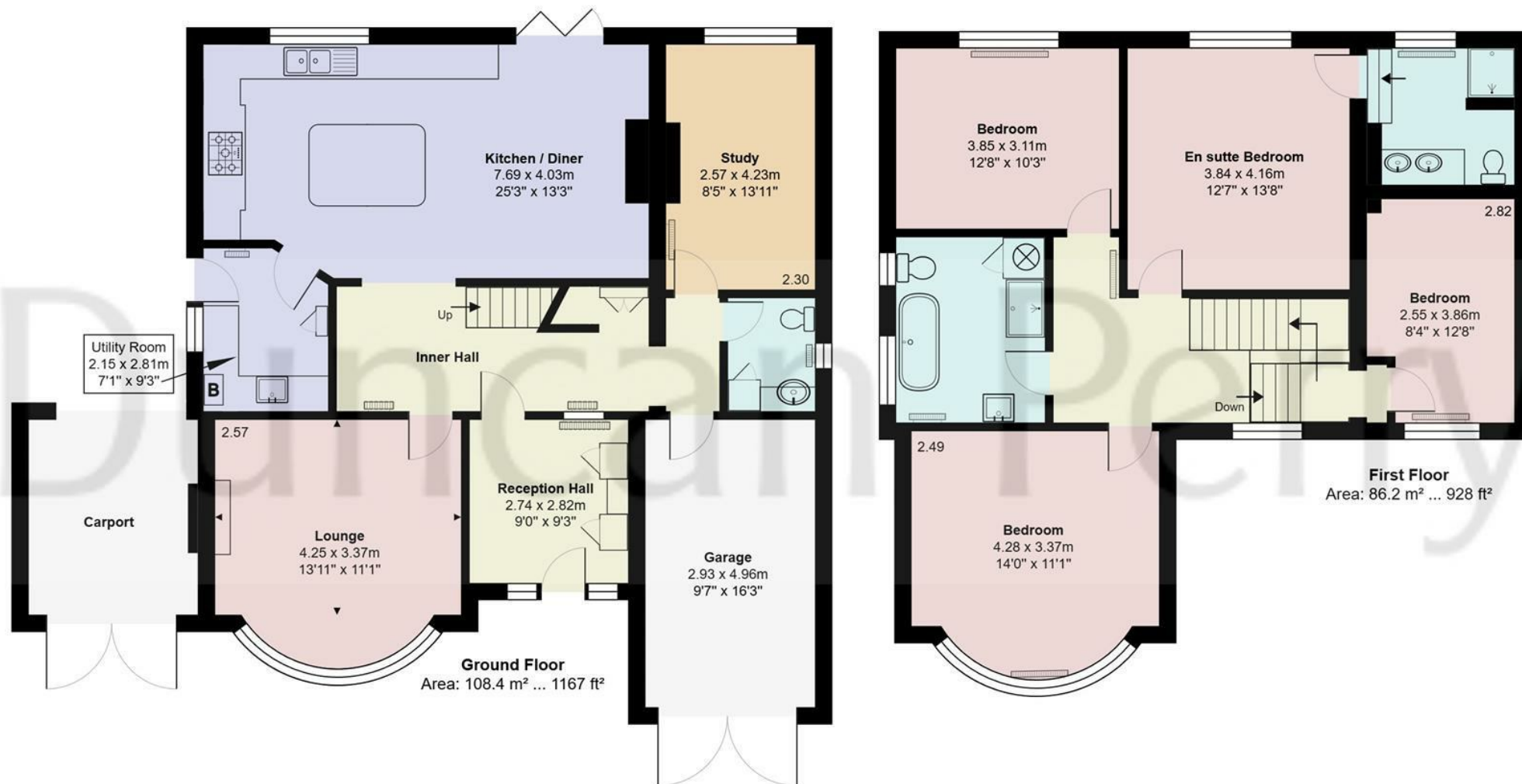
Coving to ceiling, Spotlights to ceiling. White suite comprising bath with side mounted mixer taps. Separate glazed shower cubicle with wall mounted controls. Top flush W.C. Sink set within vanity unit with storage drawer below. Mixer tap. Mirror behind. Splashback. Chrome heated towel rail. Separate airing cupboard with rack shelving and houseing hot water cylinder. Double glazed obscure glass windows to side.

GARAGE

Power and lighting. Fitted storage units and barn style part glazed Georgian style garage doors to front. Fully boarded loft space.







Holloways Lane, Hertfordshire AL9

Total Area: 194.7 m² ... 2095 ft² (Exc. carport, Inc. Garage)

All measurements are approximate and for display purposes only

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REAR GARDEN

80' approx (24.38m approx)
 Accessed either from utility or bi-folding doors in dining room section. Garden itself is beautifully presented and landscaped with central lawned section. Mixed borders. Pergola with Wisteria. Pathway leading to rear of garden with two timber sheds and further pergola with raised seating area. External lighting. External power points. Paved area leading to side of property with outside tap and under cover storage area which has barn style doors to front and boarded loft space storage above. Covered gas meter. External sockets.

FRONT OF PROPERTY

Gravelled carriage driveway with wall to front and semi-circular retaining border. Hedging to side. Block paved area immediately adjacent to the property itself. Access to garage via barn style door. Further barn style doors providing access to side of property. Gated access on opposite side of property. Approach to front door.



Energy Efficiency Rating		Current	Potential
Meter energy efficient - lower running costs A++ (0-100) A (101-150) B (151-200) C (201-250) D (251-300) E (301-350) F (351-400) G (401-450)			
Not energy efficient - higher running costs C (401-450) F (351-400) G (401-450)			
England & Wales EU Directive 2002/91/EC			
Meter energy efficient - lower CO2 emissions A++ (0-100) A (101-150) B (151-200) C (201-250) D (251-300) E (301-350) F (351-400) G (401-450)			
Not energy efficient - higher CO2 emissions C (401-450) F (351-400) G (401-450)			
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