



**111 Dixons Hill Road, Welham Green, Herts, AL9 7EE**  
**£850,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Architect designed individual detached chalet style house with five/six bedrooms, two/three reception rooms, kitchen/breakfast room, large brick built Avery. Large North Westerly rear garden. Carriage driveway to front. Offered chain free.



- ARCHITECT DESIGNED INDIVIDUAL DETACHED CHALET STYLE HOUSE
- FIVE / SIX BEDROOMS
- TWO / THREE RECEPTIONS ROOMS
- KITCHEN / BREAKFAST ROOM
- LARGE BRICK BUILT AVERY
- LARGE NORTH WESTERLY REAR GARDEN
- CARRIAGE DRIVEWAY TO FRONT
- OFFERED CHAIN FREE
- TENURE - FREEHOLD. COUNCIL TAX BAND G - WELWYN AND HATFIELD COUNCIL
- VIEWING VIA APPOINTMENT ONLY



Double width opaque glazed front doors open into

### **ENTRANCE HALL**

Wall mounted radiator. Part-tiled floor. Double width glazed doors opening into

### **LOUNGE**

Double glazed windows to front and side. Wall mounted radiator.

### **DINING ROOM**

Wood flooring. Open aspect to lounge. Wall mounted radiator. Double glazed picture windows to side. Glazed patio doors to rear.

### **INNER HALLWAY**

Continuing wood flooring. Wall mounted radiator. Built in shelf cupboard.

### **DOWNSTAIRS CLOAKROOM**

White suite comprising concealed cistern floating W.C. Vanity top wash basin. Tiled walls and floor. Single radiator. Double width built in cupboard with hanging rail and shelving.

Double width multi pane glazed doors from inner hall opens into

### **KITCHEN / BREAKFAST ROOM**

Range of high gloss wall and base units in red and white. Composite worktop with one and a half bowl stainless steel sink. Ceramic electric hob with extractor above. Electric oven and grill. Tiled floor. Double radiator. Ceiling spotlights. Double glazed oriel window to side. Double glazed window to side. Double glazed window to rear.

### **REAR HALLWAY**

Continued tiled floor from kitchen.

### **DOWNSTAIRS SECOND CLOAKROOM**

Floating W.C. Wash basin set in vanity unit. Tiled walls and floor. Single radiator.

### **STUDY**

Wood effect flooring. Double glazed window to rear.

### **UTILITY ROOM**

Range of wall and base units featuring cupboards. Space for washing machine. Tiled walls and floor.

### **HOBBY ROOM**

Ceiling spotlights. Ceiling light port. Double radiator. Double glazed sliding patio doors to

### **AVERY**

Large built in cupboard. Two double radiators.



### **PLANT / BOILER ROOM**

Double bowl stainless steel sink. Wall mounted gas central heating boiler. Further central heating unit.

### **DOWNSTAIRS GUESTROOM**

Double glazed oriel window to front. Wall mounted radiator, Fitted wardrobes.

### **ENSUITE SHOWER ROOM**

Corner shower base with glass cubicle. Wall mounted wash basin. Top flush W.C. Part tiled walls. Tiled floor. Single radiator. Access door from guestroom to

### **SECOND STAIRCASE**

Leads to first floor.

### **FIRST FLOOR LANDING**

Approached via feature glass open tread staircase with plate glass balustrade and two skylights.

### **MASTER BEDROOM OR UPSTAIRS LOUNGE**

Feature room with vaulted ceiling. Double glazed gable window to front. Three panel bi-fold doors to first floor balcony. Eaves storage cupboards.

### **BEDROOM TWO**

Two double glazed dormer windows to front. Fitted bedroom furniture including wardrobes and two chest of drawers.

### **ENSUITE SHOWER ROOM**

White suite comprising corner shower base with glass cubicle. Top flush W.C. Wall mounted wash basin. Tiled floor. Part tiled walls. Ceiling dome giving natural light. Door to

### **EAVES CLOSET**

Hanging rails and shelving.

### **BEDROOM THREE**

Dual aspect with double glazed gable window to side. Double glazed window to rear. Eaves storage and fitted wardrobes. Vaulted ceiling with spotlights.

### **BEDROOM FOUR**

Two double glazed ceiling dome. Double glazed window to rear. Frosted double glazed skylight to side. Eaves storage cupboards. Access door to second staircase.

### **UPSTAIRS STUDY / BEDROOM FIVE**

Ceiling dome. Wall shelving.







Dixons Hill Road, Welham Green, Hatfield, AL9 7EE

Total Area: 489.5 m<sup>2</sup> ... 5269 R<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only



### EXTERIOR REAR

Predominately lawned and well screened via mature hedging to either side.

### EXTERIOR SIDE

Circular patio with screening wall. Inset ornamental fish pond with rockery and decking. Steps leading up to patio doors from dining room.

### EXTERIOR FRONT

Predominately lawned with carriage driveway providing parking for several vehicles.

Tenure - Freehold. Council tax band F - Welwyn & 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.

### BATHROOM

White suite comprising bath with shower mixer. Wall mounted wash basin. Top flush W.C. Corner shower base with glass cubicle. Tiled walls and floor. Vaulted ceiling with Velux skylight.

### BRICK BUILT AVERY UNDER TILED ROOF



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating																											
Current	Potential	Current	Potential																										
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions																										
74	81	74	81																										
<table border="1"> <tr><td>A</td><td>92-100</td></tr> <tr><td>B</td><td>81-91</td></tr> <tr><td>C</td><td>69-80</td></tr> <tr><td>D</td><td>55-68</td></tr> <tr><td>E</td><td>39-54</td></tr> <tr><td>F</td><td>21-38</td></tr> <tr><td>G</td><td>1-20</td></tr> </table>	A	92-100	B	81-91	C	69-80	D	55-68	E	39-54	F	21-38	G	1-20	<table border="1"> <tr><td>A</td><td>92-100</td></tr> <tr><td>B</td><td>81-91</td></tr> <tr><td>C</td><td>69-80</td></tr> <tr><td>D</td><td>55-68</td></tr> <tr><td>E</td><td>39-54</td></tr> <tr><td>F</td><td>21-38</td></tr> <tr><td>G</td><td>1-20</td></tr> </table>	A	92-100	B	81-91	C	69-80	D	55-68	E	39-54	F	21-38	G	1-20
A	92-100																												
B	81-91																												
C	69-80																												
D	55-68																												
E	39-54																												
F	21-38																												
G	1-20																												
A	92-100																												
B	81-91																												
C	69-80																												
D	55-68																												
E	39-54																												
F	21-38																												
G	1-20																												
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions																										
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC																										



79 Bradmore Green, Brookmans Park, Herts., AL9 7QT  
t. 01707664549 | e. sales@duncanperry.co.uk |  
www.propertysoftwaregroup.com

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL