



Foxglove Cottage, 7 Potterells, Station Road, North Mymms, Herts, AL9 7SL
£539,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Situated in the grounds of a former country mansion with extensive acreage this TWO BEDROOM SEMI DETACHED COTTAGE enjoys access to all the grounds as well as it's own private front and rear garden and parking. Offers countryside views but is within a short walk to Brookmans Park village with local shops and mainline

railway services. There is a service charge of £500 PA.



- TWO BEDROOM SEMI DETACHED COTTAGE WITH COUNTRYSIDE VIEWS
- LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM
- BATHROOM
- WALKING DISTANCE TO BROOKMANS PARK SHOPS AND MAINLINE RAILWAY STATION
- SITUATED IN GROUNDS OF FORMER COUNTRY MANSION, GROUNDS EXTENDING TO NINE ACRES APPROX
- PRIVATE FRONT AND REAR GARDEN
- OFF STREET PARKING
- TENURE - FREEHOLD WITH A SERVICE CHARGE OF £500 PA
- COUNCIL TAX BAND E - WELWYN AND HATFIELD COUNCIL



Panelled front door with glazed panels opening into:

ENTRANCE HALL

Oak flooring. Double radiator. Double glazed window to front.

DOWNSTAIRS CLOAKROOM

White suite comprising low flush WC and pedestal wash basin. Splashback tiling. Continuing oak flooring. Single radiator. Light activated extractor fan.

KITCHEN/BREAKFAST ROOM

13'10 x 11'9 (narrowing to 9') (4.22m x 3.58m (narrowing to 2.74m))

Range of wall and base units featuring cupboards and drawers. Wood effect working surfaces with inset ceramic electric hob with fan oven below. One and a half bowl sink unit with mixer tap and draining board. Space for washing machine. Space for dishwasher. Splashback tiling. Wall mounted Intergas gas central heating boiler. Double glazed multipaned window to side. Double glazed multipaned double width doors to front garden. Double radiator. Oak flooring. Space for fridge/freezer. Built in cupboard with light. Extractor hood above hob.

LOUNGE/DINER

18'7 x 11' (5.66m x 3.35m)

Double glazed multipaned windows to side and rear. Double glazed double width multipaned glazed doors to rear garden. Two double radiators. TV aerial point.

FIRST FLOOR LANDING

Approached via turn flight staircase from hallway. Access to loft.



BEDROOM ONE

11' x 8'2 (3.35m x 2.49m)

Some restricted head room and length measurement taken into eaves. Two eaves storage cupboards. Double glazed gable end window to rear.

BEDROOM TWO

11'2 x 9' (3.40m x 2.74m)

Length measurement taken into the eaves and some restricted head room. Measurement to back of wardrobes being three double width. Low level double glazed multipaned window to side. Access to small loft. Single radiator.

BATHROOM

7'9 x 6'7 (2.36m x 2.01m)

White suite comprising pedestal wash basin, bath with shower mixer and close coupled WC. Double radiator. Double glazed sky light. Tiled to splash and bath area. Extractor fan.

EXTERIOR REAR

18'7 x 16' (5.66m x 4.88m)

Backing Southerly. Predominately gravelled with patio to rear of property. Access gate to front and to rear.

EXTERIOR FRONT

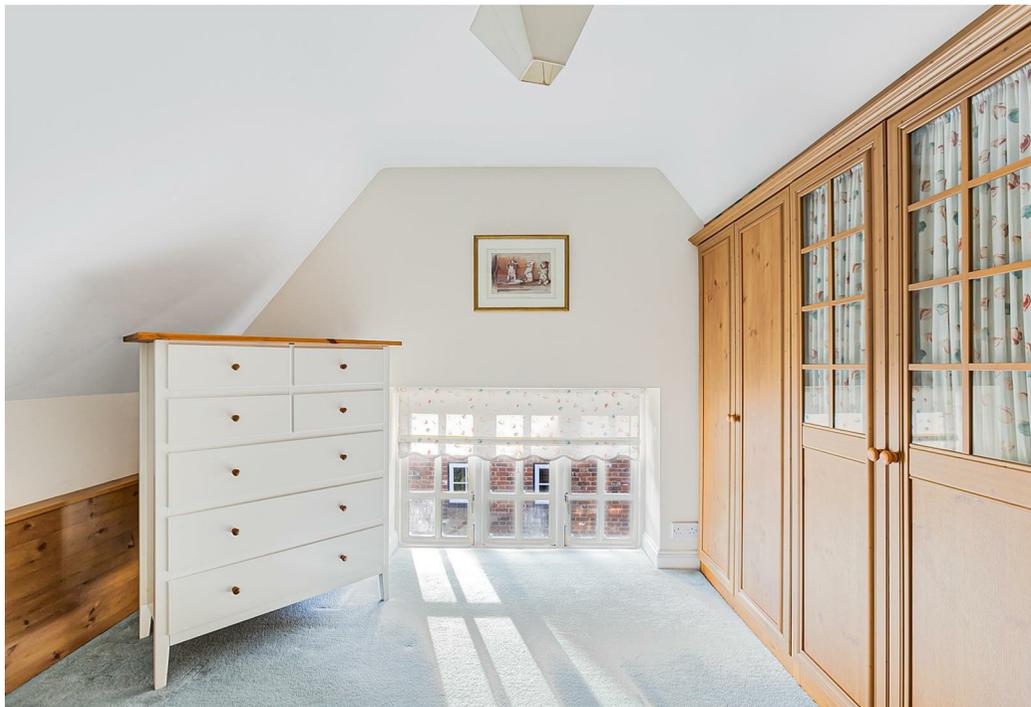
Joint Japanese style garden with gravel, stones and rocks and small lawn area . Tarmacadam path to front door. Tarmacadam independent driveway providing parking. External water point.

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







Potterells, Station Road, Welham Green, Hatfield, AL9 7SL

Total Area: 81.5 m² ... 877 ft² (excluding garden)

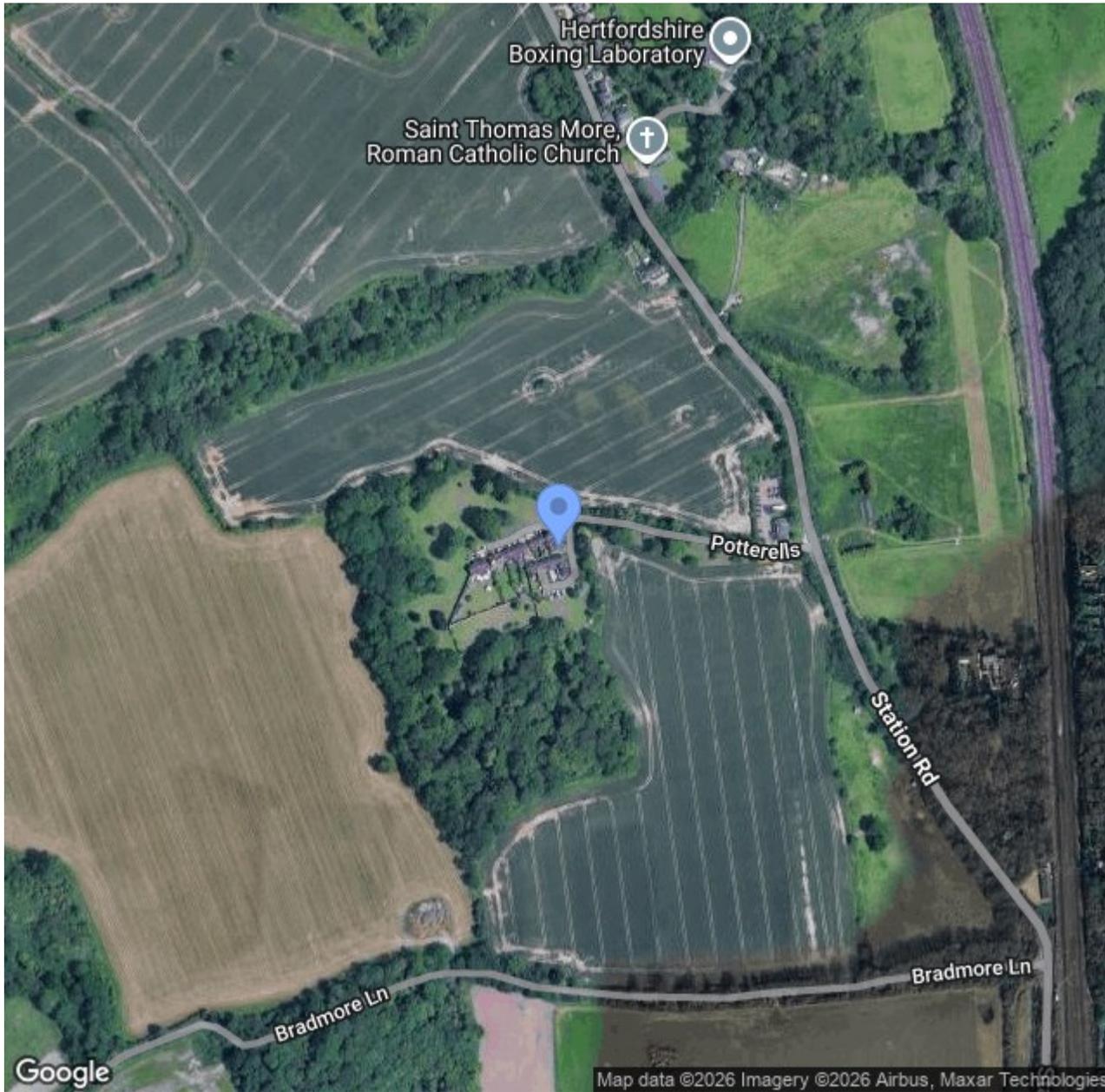
All measurements are approximate and for display purposes only



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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
89-95 A	89-95 A	0-10 A	0-10 A
81-88 B	81-88 B	11-20 B	11-20 B
73-80 C	73-80 C	21-30 C	21-30 C
65-72 D	65-72 D	31-40 D	31-40 D
55-64 E	55-64 E	41-50 E	41-50 E
47-54 F	47-54 F	51-60 F	51-60 F
39-46 G	39-46 G	61-70 G	61-70 G
31-38 H	31-38 H	71-80 H	71-80 H
23-30 I	23-30 I	81-90 I	81-90 I
15-22 J	15-22 J	91-100 J	91-100 J
7-14 K	7-14 K	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
0-6 L	0-6 L	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales	England & Wales	England & Wales	England & Wales
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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