



**59 Holloways Lane, Welham Green, Hatfield, AL9 7NU**  
**Offers In Excess Of £650,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Situated in Welham Greens premier road, this extremely well presented 1930's three bedroom semi detached house offers a separate lounge, kitchen, family dining area as well as good size utility and downstairs cloakroom. Plus a magnificent 121' x 25'3 South Westerly rear garden. Situated minutes walk from Welham Green railway

station with mainline services to London and also local shops close at hand.



- THREE BEDROOM SEMI DETACHED HOUSE
- SITUATED IN ONE OF WELHAM GREENS PREMIER ROADS
- SEPARATE LOUNGE
- KITCHEN/FAMILY DINING AREA
- UTILITY ROOM
- 121' X 25'3 SOUTH WESTERLY REAR GARDEN
- MINUTES WALK FROM MAINLINE RAILWAY STATION AND SHOPS
- OFF STREET PARKING
- FREEHOLD
- COUNCIL TAX BAND E - WELWYN AND HATFIELD COUNCIL



Arched recess porch with quarry tiled floor. Part frosted leaded light double glazed front door opens into:

### ENTRANCE HALL

Quality wood effect floor covering. Double radiator. Under stairs cupboard housing gas and electric meters. Wall light points. Cornice to ceiling.

### DOWNSTAIRS CLOAKROOM

White suite comprising WC and wash hand basin. Tiled walls. Wood effect floor covering. Wall mounted electric towel rail.

### LOUNGE

Double glazed bay window to front. Feature polished stone fireplace with gas living flame fire. Quality vinyl wood effect flooring. Part wood panelling to walls. Wall light points. Double radiator. TV aerial point.

### KITCHEN/FAMILY DINING AREA

Kitchen area

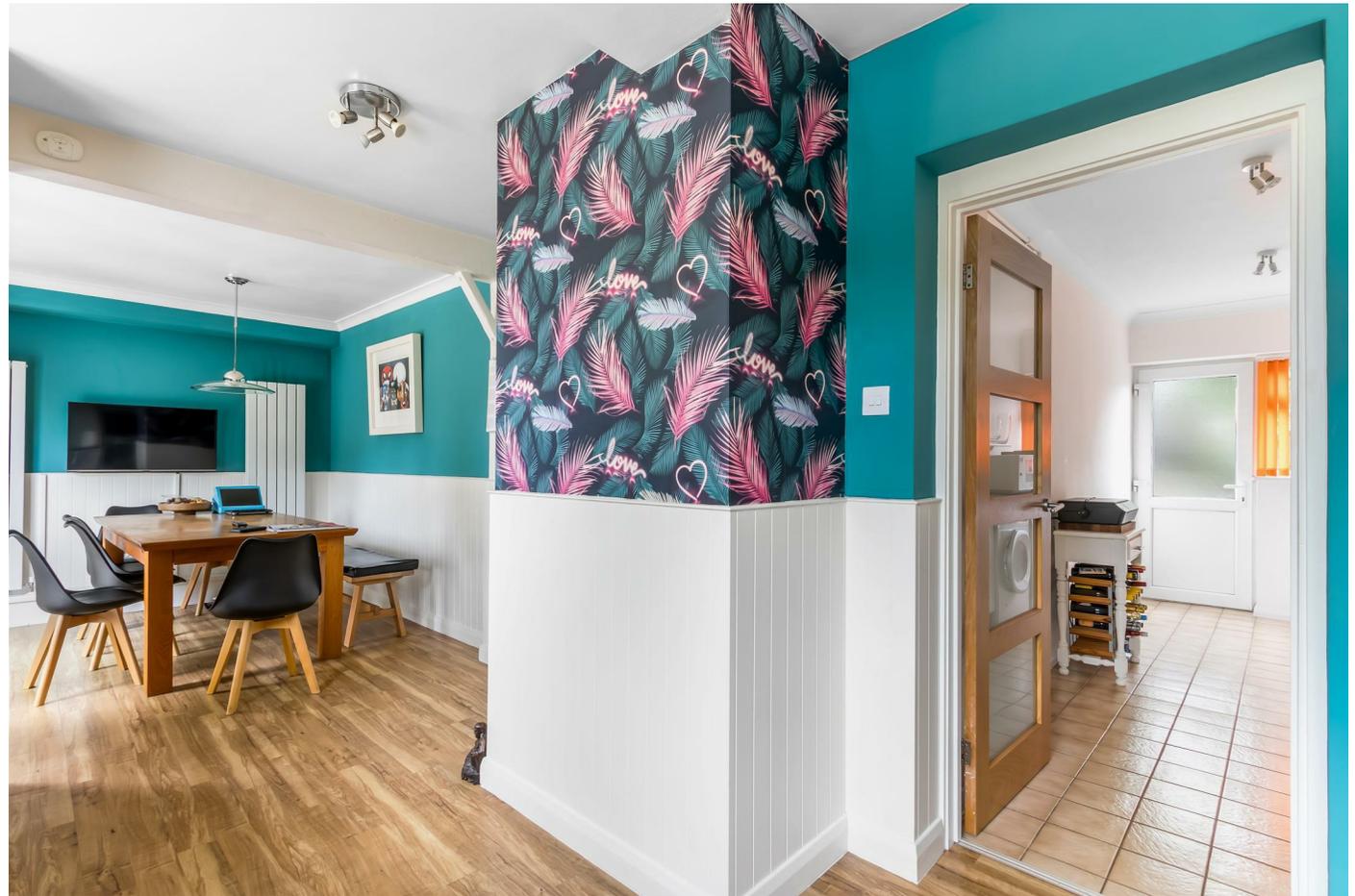
Range of wall and base units comprising cupboards and drawers with wood effect working surfaces. Single drainer stainless steel sink unit. Neff ceramic electric hob with extractor hood above. Neff twin fan oven. Integrated dishwasher. Glass splashback and window sills. Quality wood effect vinyl floor tiles. Two double glazed windows to rear. Concealed Vaillant gas combination boiler.

Family/dining area

Continuing floor covering. Wood panel walling. Double glazed double width doors to rear garden. Two features wall radiators. TV aerial point.

### UTILITY ROOM

Range of base units comprising cupboards and drawers. Stone effect working surfaces with one and a half bowl sink unit, mixer tap and single drainer. Tiled floor and splashback. Double radiator. Part frosted double glazed casement door to front. Double glazed window to front. Space for large fridge and freezer. Space for tumble drier and washing machine.



## FIRST FLOOR LANDING

Approached by turn flight staircase from hallway. Double glazed window to side. Cornice. Access to loft via aluminium foldaway ladder. Loft is boarded with light.

## BEDROOM ONE

Double glazed bay window to front. Fitted wardrobes, two double width, one single width and one three quarter width with hanging rails and shelving. Laminate wood effect flooring. Chest of drawers.

## BEDROOM TWO

Laminate wood effect flooring. Single radiator. Double glazed window to rear. Coving to ceiling.

## BEDROOM THREE

Single radiator. Double glazed window to front.

## BATHROOM

White suite comprising corner bath with mixer tap. Separate overhead shower and hand held shower and folding glass shower screen. Vanity top part set wash basin with mixer tap and cupboards below. Concealed cistern WC. Chrome heated towel rail. Tile effect floor covering and tiled walls. Frosted double glazed windows to side and rear. Ceiling spotlights. Double width built in cupboard with radiator and slated shelves for drying and double width cupboard above.

## EXTERIOR REAR

121' x 25'3 (36.88m x 7.70m)

Backing South Westerly. Starting from the rear of the property with full width large paved patio. External lighting point. Leading to main lawn area with sleeper edge raised flower and shrub beds and borders. Leading to rear section of lawn with paved path and gravel path. Further flower beds with rockery.

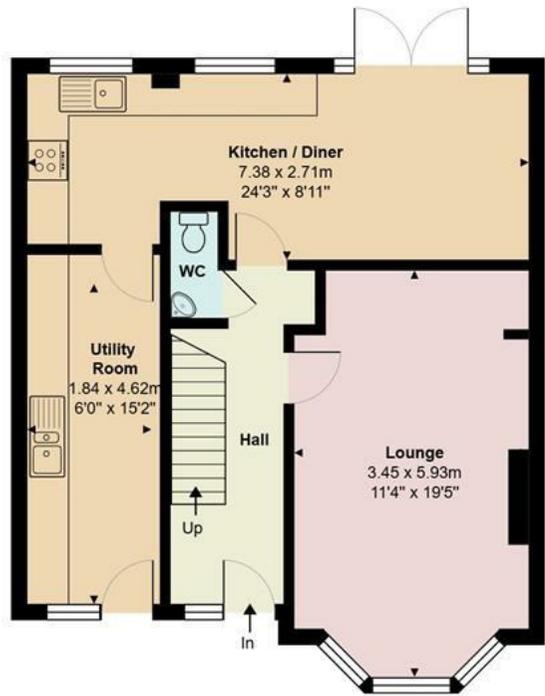
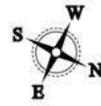
## TIMBER SHED

14' x 6'9 (4.27m x 2.06m)

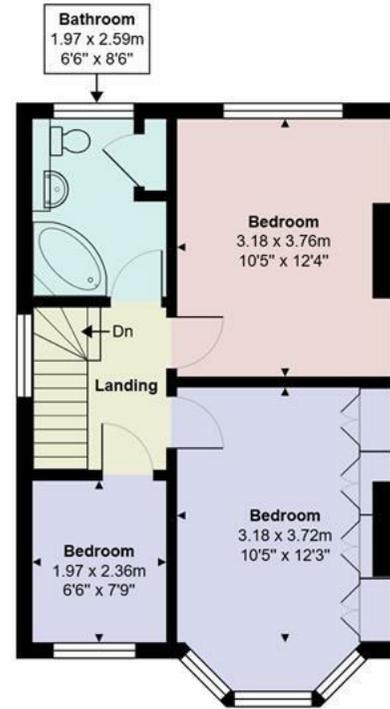
Window to front. Casement door to side.







**Ground Floor**  
Area: 59.7 m<sup>2</sup> ... 642 ft<sup>2</sup>



**First Floor**  
Area: 41.9 m<sup>2</sup> ... 450 ft<sup>2</sup>



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Total Area: 101.5 m<sup>2</sup> ... 1093 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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.

## EXTERIOR FRONT

Predominately tarmacadam providing ample parking. Retained by privet and confer hedging.

Freehold. Council tax band E.

Property Information

We believe this information to be accurate, but it cannot be



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
81-90 A	91-100 A+	20-40 A	1-10 A+
61-80 B	81-90 B+	41-60 B	11-20 B+
41-60 C	61-80 C+	61-80 C	21-40 C+
21-40 D	41-60 D+	81-100 D	41-60 D+
1-20 E	21-40 E+	101-150 E	61-80 E+
0-20 F	0-20 F+	151-200 F	81-100 F+
0-10 G	0-10 G+	201-300 G	101-150 G+
0-10 H	0-10 H+	301-400 H	151-200 H+
0-10 I	0-10 I+	401-500 I	201-300 I+
0-10 J	0-10 J+	501-600 J	301-400 J+
0-10 K	0-10 K+	601-700 K	401-500 K+
0-10 L	0-10 L+	701-800 L	501-600 L+
0-10 M	0-10 M+	801-900 M	601-700 M+
0-10 N	0-10 N+	901-1000 N	701-800 N+
0-10 O	0-10 O+	1001-1200 O	801-1000 O+
0-10 P	0-10 P+	1201-1500 P	1001-1200 P+
0-10 Q	0-10 Q+	1501-1800 Q	1201-1500 Q+
0-10 R	0-10 R+	1801-2000 R	1501-1800 R+
0-10 S	0-10 S+	2001-2500 S	1801-2000 S+
0-10 T	0-10 T+	2501-3000 T	2001-2500 T+
0-10 U	0-10 U+	3001-3500 U	2501-3000 U+
0-10 V	0-10 V+	3501-4000 V	3001-3500 V+
0-10 W	0-10 W+	4001-4500 W	3501-4000 W+
0-10 X	0-10 X+	4501-5000 X	4001-4500 X+
0-10 Y	0-10 Y+	5001-5500 Y	4501-5000 Y+
0-10 Z	0-10 Z+	5501-6000 Z	5001-5500 Z+
0-10 AA	0-10 AA+	6001-6500 AA	5501-6000 AA+
0-10 AB	0-10 AB+	6501-7000 AB	6001-6500 AB+
0-10 AC	0-10 AC+	7001-7500 AC	6501-7000 AC+
0-10 AD	0-10 AD+	7501-8000 AD	7001-7500 AD+
0-10 AE	0-10 AE+	8001-8500 AE	7501-8000 AE+
0-10 AF	0-10 AF+	8501-9000 AF	8001-8500 AF+
0-10 AG	0-10 AG+	9001-9500 AG	8501-9000 AG+
0-10 AH	0-10 AH+	9501-10000 AH	9001-9500 AH+
0-10 AI	0-10 AI+	10001-10500 AI	9501-10000 AI+
0-10 AJ	0-10 AJ+	10501-11000 AJ	10001-10500 AJ+
0-10 AK	0-10 AK+	11001-11500 AK	10501-11000 AK+
0-10 AL	0-10 AL+	11501-12000 AL	11001-11500 AL+
0-10 AM	0-10 AM+	12001-12500 AM	11501-12000 AM+
0-10 AN	0-10 AN+	12501-13000 AN	12001-12500 AN+
0-10 AO	0-10 AO+	13001-13500 AO	12501-13000 AO+
0-10 AP	0-10 AP+	13501-14000 AP	13001-13500 AP+
0-10 AQ	0-10 AQ+	14001-14500 AQ	13501-14000 AQ+
0-10 AR	0-10 AR+	14501-15000 AR	14001-14500 AR+
0-10 AS	0-10 AS+	15001-15500 AS	14501-15000 AS+
0-10 AT	0-10 AT+	15501-16000 AT	15001-15500 AT+
0-10 AU	0-10 AU+	16001-16500 AU	15501-16000 AU+
0-10 AV	0-10 AV+	16501-17000 AV	16001-16500 AV+
0-10 AW	0-10 AW+	17001-17500 AW	16501-17000 AW+
0-10 AX	0-10 AX+	17501-18000 AX	17001-17500 AX+
0-10 AY	0-10 AY+	18001-18500 AY	17501-18000 AY+
0-10 AZ	0-10 AZ+	18501-19000 AZ	18001-18500 AZ+
0-10 BA	0-10 BA+	19001-19500 BA	18501-19000 BA+
0-10 BB	0-10 BB+	19501-20000 BB	19001-19500 BB+
0-10 BC	0-10 BC+	20001-20500 BC	19501-20000 BC+
0-10 BD	0-10 BD+	20501-21000 BD	20001-20500 BD+
0-10 BE	0-10 BE+	21001-21500 BE	20501-21000 BE+
0-10 BF	0-10 BF+	21501-22000 BF	21001-21500 BF+
0-10 BG	0-10 BG+	22001-22500 BG	21501-22000 BG+
0-10 BH	0-10 BH+	22501-23000 BH	22001-22500 BH+
0-10 BI	0-10 BI+	23001-23500 BI	22501-23000 BI+
0-10 BJ	0-10 BJ+	23501-24000 BJ	23001-23500 BJ+
0-10 BK	0-10 BK+	24001-24500 BK	23501-24000 BK+
0-10 BL	0-10 BL+	24501-25000 BL	24001-24500 BL+
0-10 BM	0-10 BM+	25001-25500 BM	24501-25000 BM+
0-10 BN	0-10 BN+	25501-26000 BN	25001-25500 BN+
0-10 BO	0-10 BO+	26001-26500 BO	25501-26000 BO+
0-10 BP	0-10 BP+	26501-27000 BP	26001-26500 BP+
0-10 BQ	0-10 BQ+	27001-27500 BQ	26501-27000 BQ+
0-10 BR	0-10 BR+	27501-28000 BR	27001-27500 BR+
0-10 BS	0-10 BS+	28001-28500 BS	27501-28000 BS+
0-10 BT	0-10 BT+	28501-29000 BT	28001-28500 BT+
0-10 BU	0-10 BU+	29001-29500 BU	28501-29000 BU+
0-10 BV	0-10 BV+	29501-30000 BV	29001-29500 BV+
0-10 BU	0-10 BU+	30001-30500 BU	29501-30000 BU+
0-10 BV	0-10 BV+	30501-31000 BV	30001-30500 BV+
0-10 BW	0-10 BW+	31001-31500 BW	30501-31000 BW+
0-10 BX	0-10 BX+	31501-32000 BX	31001-31500 BX+
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0-10 CB	0-10 CB+	33501-34000 CB	33001-33500 CB+
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0-10 CG	0-10 CG+	36001-36500 CG	35501-36000 CG+
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0-10 CI	0-10 CI+	37001-37500 CI	36501-37000 CI+
0-10 CJ	0-10 CJ+	37501-38000 CJ	37001-37500 CJ+
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0-10 CU	0-10 CU+	43001-43500 CU	42501-43000 CU+
0-10 CV	0-10 CV+	43501-44000 CV	43001-43500 CV+
0-10 CW	0-10 CW+	44001-44500 CW	43501-44000 CW+
0-10 CX	0-10 CX+	44501-45000 CX	44001-44500 CX+
0-10 CY	0-10 CY+	45001-45500 CY	44501-45000 CY+
0-10 CZ	0-10 CZ+	45501-46000 CZ	45001-45500 CZ+
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0-10 DB	0-10 DB+	46501-47000 DB	46001-46500 DB+
0-10 DC	0-10 DC+	47001-47500 DC	46501-47000 DC+
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0-10 EB	0-10 EB+	59501-60000 EB	59001-59500 EB+
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0-10 EP	0-10 EP+	66501-67000 EP	66001-66500 EP+
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0-10 ES	0-10 ES+	68001-68500 ES	67501-68000 ES+
0-10 ET	0-10 ET+	68501-69000 ET	68001-68500 ET+
0-10 EU	0-10 EU+	69001-69500 EU	68501-69000 EU+
0-10 EV	0-10 EV+	69501-70000 EV	69001-69500 EV+
0-10 EW	0-10 EW+	70001-70500 EW	69501-70000 EW+
0-10 EX	0-10 EX+	70501-71000 EX	70001-70500 EX+
0-10 EY	0-10 EY+	71001-71500 EY	70501-71000 EY+
0-10 EZ	0-10 EZ+	71501-72000 EZ	71001-71500 EZ+
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0-10 FG	0-10 FG+	75001-75500 FG	74501-75000 FG+
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0-10 FI	0-10 FI+	76001-76500 FI	75501-76000 FI+
0-10 FJ	0-10 FJ+	76501-77000 FJ	76001-76500 FJ+
0-10 FK	0-10 FK+	77001-77500 FK	76501-77000 FK+
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0-10 FN	0-10 FN+	78501-79000 FN	78001-78500 FN+
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0-10 FV	0-10 FV+	82501-83000 FV	82001-82500 FV+
0-10 FW	0-10 FW+	83001-83500 FW	82501-83000 FW+
0-10 FX			



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