



**2 Twysdens Terrace, Welham Green, Herts, AL9 7DJ**  
**Offers In The Region Of £550,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Situated in the centre this popular village easy walking distance of local shops and close walking distance to mainline railway station with services to London. This five bedroom semi-detached house is arranged on three floors with through lounge / dining room, kitchen and small conservatory. 80' x 26' south-westerly rear garden. Brick built garage and own

driveway. Property does require modernisation and refurbishment but does feature double glazing. Offered chain free.



- FIVE BEDROOM SEMI-DETACHED HOUSE
- SITUATED IN CENTRE OF POPULAR VILLAGE
- EASY WALKING DISTANCE OF LOCAL SHOPS
- CLOSE WALKING DISTANCE TO MAINLINE STATION WITH SERVICES TO LONDON
- ARRANGED ON THREE FLOORS
- LOUNGE / DINING ROOM / SMALL CONSERVATORY
- SOUTH WESTERLEY REAR GARDEN
- BRICK BUILT GARAGE AND DRIVEWAY
- CHAIN FREE
- TENURE - FREEHOLD. COUNCIL TAX BAND E - WELWYN AND HATFIELD COUNCIL



Frosted double glazed front door opening into

### **ENTRANCE HALL**

Quarry tiled floor. Frosted double glazed windows to front. Double width louvre fronted cupboard. Glazed door opens into

### **INNER HALLWAY**

Door to

### **DOWNSTAIRS CLOAKROOM**

White suite comprising close coupled W.C. Wash basin set within vanity unit and double width cupboards below. Splashback tiling. Electric heated towel rail. Frosted double glazed window to side.

### **THROUGH LOUNGE / DINING ROOM**

25'6 x 11'8 (7.77m x 3.56m)

Narrowing to 8'8. Double glazed bay window to front. Wall light points. Electric radiator. Electric storage heater. Double glazed sliding door to conservatory.

### **KITCHEN**

10'9 lengthening to 12'3 x 7'8 widening to 10'7 (3.28m lengthening to 3.73m x 2.34m widening to 3.2)

L-shaped. Range of wall and base units featuring cupboards and drawers. Stone effect working surfaces. One and a half bowl stainless steel sink with mixer tap. Draining board. NEFF 4-ring electric hob with NEFF fan oven below and extractor hood above. Splashback tiling. Breakfast bar. Space for fridge / freezer. Double glazed window to rear. Under stairs storage cupboard with electricity meters and consumer unit. Laminate tiled effect flooring.

### **CONSERVATORY**

8'5 x 7 '2 (2.57m x 2.13m '0.61m)

Double glazed windows to side and rear. Polycarbonate lean to roof. Lighting and power. Single worktop with single drainer stainless steel sink. Electric storage heater. Single fitted cupboard with cupboard above.



## FIRST FLOOR LANDING

Approached via turn flight of staircase from inner hallway. Double glazed window to rear. Electric storage heater.

## BEDROOM ONE

14'4 x 11'0 (4.37m x 3.35m)

Range of fitted furniture comprising two double width and one single width fitted wardrobes. Base unit with doors and vanity top wash basin. Splashback tiling. Electric panel heater. Double glazed bay window to front overlooking green. Window seat unit with drawers and cupboards below.

## BEDROOM THREE

12'3 x 8'4 (3.73m x 2.54m)

Fitted wardrobe with cupboards above. Electric storage heater. Double glazed window to front overlooking green.

## BEDROOM FOUR

10'10 x 5'10 (3.30m x 1.78m)

Electric panel heater. Under stairs storage cupboard and area. Double glazed window to rear.

## BATH / SHOWER ROOM

10'10 x 4'9 (3.30m x 1.45m)

Coloured suite comprising panel enclosed bath. Pedestal wash basin. Close coupled W.C and shower base. Electric towel rail. Wall mounted electric fan heater. Frosted double glazed windows to side and to rear. Built in cupboard housing hot water tank. Tiled walls.

## SECOND FLOOR LANDING

Approached from first floor landing via straight flight staircase. Access to eaves storage.

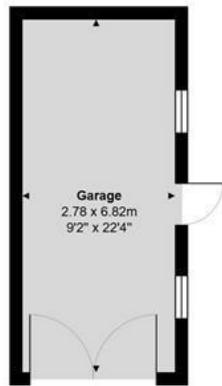
## BEDROOM TWO

13'1 x 10'0 (3.99m x 3.05m)

Maximum width to back of fitted wardrobes. Double glazed dormer window to rear with rooftop views. Electric storage heater. Fitted desk/ drawer unit and wardrobes. TV aerial point.



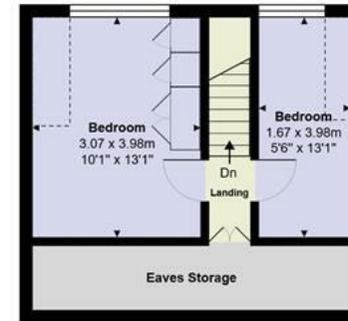




Ground Floor  
Area: 50.4 m<sup>2</sup> ... 543 ft<sup>2</sup>



First Floor  
Area: 44.7 m<sup>2</sup> ... 481 ft<sup>2</sup>



Second Floor  
Area: 30.8 m<sup>2</sup> ... 331 ft<sup>2</sup>



Twysdens Terrace, Dellsome Lane, Welham Green, Hatfield, AL9 7DJ

Total Area: 143.7 m<sup>2</sup> ... 1547 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## EXTERIOR REAR

80' x 26' (24.38m x 7.92m)

Backing south-westerly. Starting from rear of property with concrete patio. External light. Water point. Walled beds, Main lawn with flower and shrub borders to either side. Further patio area with good sized timber shed with lighting and power. Good sized aluminium framed greenhouse. Small vegetable growing area to rear of the greenhouse.

## BRICK BUILT GARAGE

22'8 x 8'5 (6.91m x 2.57m)

Windows to side and to rear. Lighting and power. Workbench. Barn doors to front. Casement door to side. Access to front from rear garden via timber gate. Independent tarmac driveway with external water and lighting point. Double width gates.

## EXTERIOR FRONT

Predominately tarmac with parking for three vehicles.

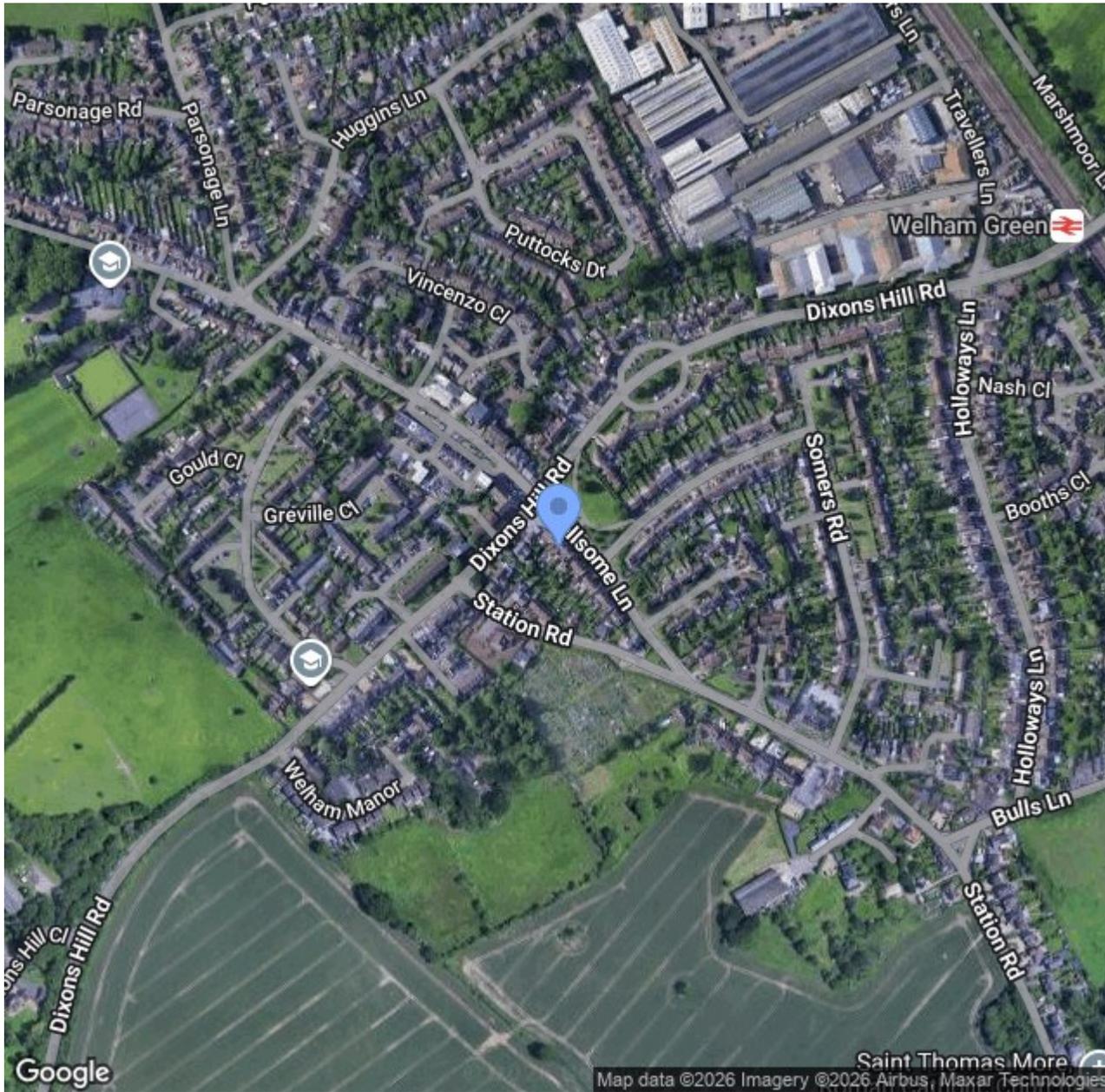
## BEDROOM FIVE

13'1 x 5'5 (3.99m x 1.65m)

Electric storage heater. Double glazed window to rear with garden and roof top views.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
80	55		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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