

4 Greville Close, Welham Green, Herts, AL9 7ED
£445,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Available CHAIN FREE is this three bedroom semi detached property situated in the centre of the village, close to local amenities including shops and station. Features generously sized rooms, open plan lounge/diner, modern kitchen and garden. Available for viewings now.



- THREE BEDROOM SEMI-DETACHED HOUSE
- SITUATED IN THE CENTRE OF WELHAM GREEN VILLAGE
- CLOSE TO LOCAL AMENITIES INCLUDING SHOPS AND STATION
- FEATURES GENEROUSLY SIZED ROOMS
- OPEN PLAN LOUNGE / DINER
- MODERN KITCHEN
- DOWNSTAIRS W.C.
- CHAIN FREE
- TENURE - FREEHOLD
- COUNCIL TAX BAND D - WELWYN AND HATFIELD COUNCIL



UPVC Entrance door with central obscure glass leaded light panel opens into:

ENTRANCE HALL

Laminate wood effect flooring, double radiator, straight flight staircase to first floor. Door to:

GROUND FLOOR CLOAKROOM

White suite comprising top flush W.C. corner mounted was hand basin with mixer tap and tiled splashback, single radiator, window to front.

OPEN PLAN LOUNGE / DINER

A dual aspect room with UPVC framed double glazed windows to front and rear. Continuation of laminate wood effect flooring, coving to ceiling, two double radiators, storage cupboard. Door to:

KITCHEN

Fitted with a range of wall, drawer and base units in a light wood effect with black working surfaces over, tiled splashbacks, integrated Logik stainless steel oven with Lamona four ring gas hob above and stainless steel extractor hood over, integrated fridge / freezer and washing machine, stainless steel sink with mixer tap and drainer, wall mounted Ideal gas boiler, obscure glass casement door to rear and UPVC framed double glazed window to rear, storage cupboard with rack shelving and additional storage cupboard.

FIRST FLOOR LANDING

Access to loft, storage cupboard with rack shelving, doors to all rooms.

BEDROOM ONE

UPVC framed double glazed window to front, double radiator, fitted cupboard with shelving and hanging rail. Laminate wood effect flooring.







BEDROOM TWO
UPVC framed double glazed window to rear, double radiator, fitted cupboard with shelving. Laminate wood effect flooring.

BEDROOM THREE
UPVC framed double glazed window to front, double radiator. Laminate wood effect flooring.

SHOWER ROOM
Fitted with a shower with mixer tap fitted with gliding glass door, pedestal wash hand basin with mixer tap, top flush W.C, chrome heated towel rail, fully tiled walls, UPVC framed double glazed obscure glass window to rear

REAR GARDEN
30' (9.14m)
Patio area with a pathway leading to the rear of the garden. Two lawn areas, timber garden shed, gated pedestrian side access to front.

FRONT OF PROPERTY
Lawn area.

Tenure - Freehold. Council tax band D - 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 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.





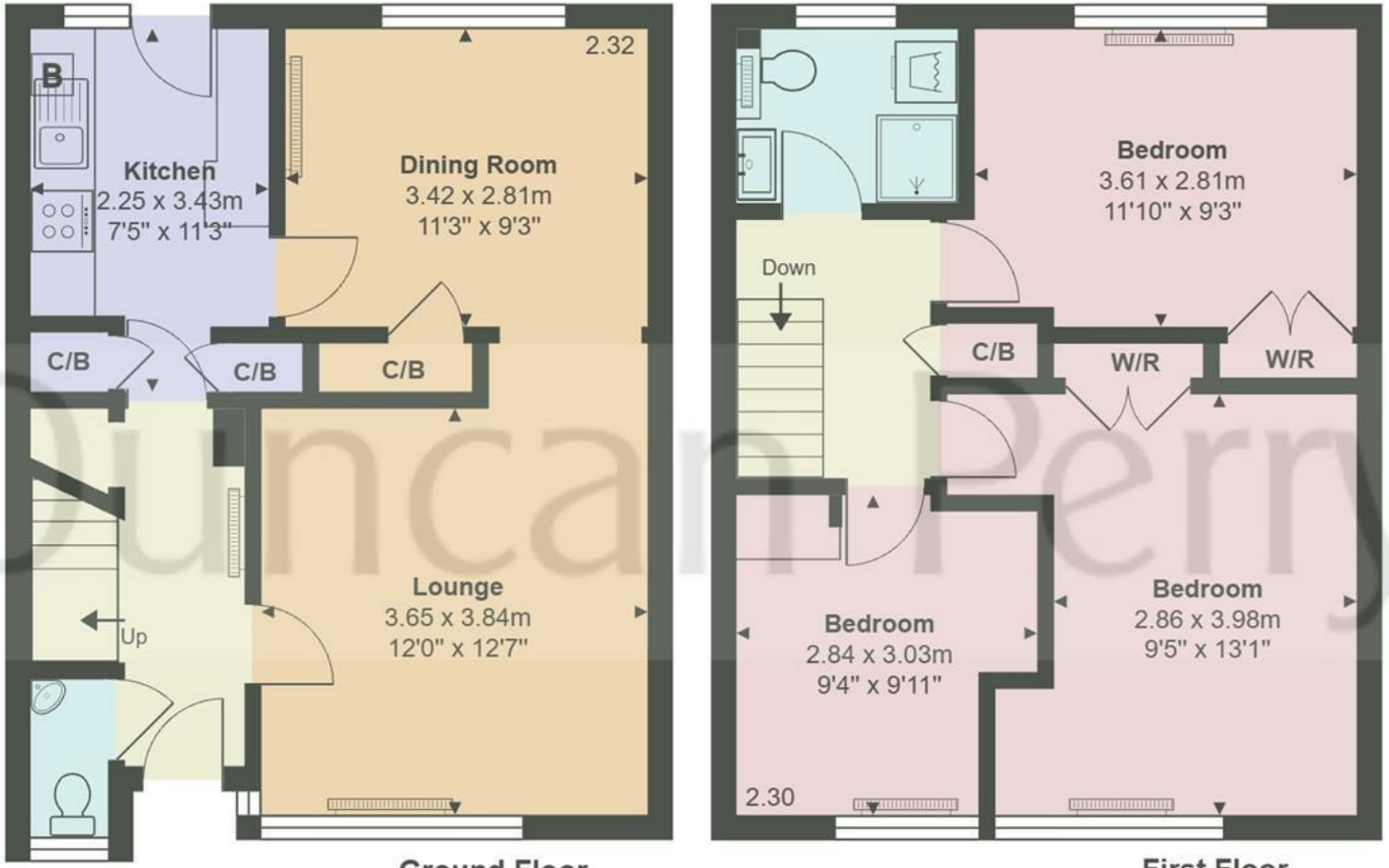



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Ground Floor
Area: 42.8 m² ... 461 ft²

First Floor
Area: 43.6 m² ... 469 ft²

Greville Close, Hertfordshire AL9

Total Area: 86.4 m² ... 930 ft²

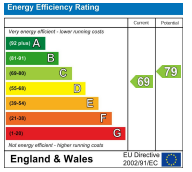
All measurements are approximate and for display purposes only

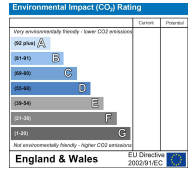
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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
79
69
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC







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