







3 Bed

Cottage

located in Welham Green

Duncan Perry

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■ PROPERTY MANAGEMENT ■

Holloways Lane
Welham Green
Herts
AL9 7NR


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£550,000

Occupying a desirable location in the village of Welham Green this extended three double bedroom end of terrace cottage has two reception rooms, kitchen/breakfast room, ground floor bathroom, en-suite to two bedrooms, sunny westerly aspect 70' rear garden and garage with off street parking facilities. Offered CHAIN FREE.

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White UPVC front door with double glazed top panels opens into:

ENTRANCE PORCH
UPVC white double glazed window to side, Exposed timber flooring. Spotlights to ceiling. Coving to ceiling. Further obscure glass multi-paned door leads into:

LOUNGE
14'8" x 13'4"
Exposed timber flooring. White UPVC double glazed window to front,. Coving to ceiling. Double radiator. Feature arched recess with built-in cupboard housing the consumer unit; gas & electric meters. Further door to:

INTERNAL LOBBY
Staircase leads to first and second floors. Coving to ceiling. Recessed ceiling spotlights. Further door to:

DINING ROOM
13'4" x 11'10"
This room features an exposed brick chimney breast with a wooden fire surround having display mantle and quarry tiled heart. Exposed timber flooring, Coving to ceiling and ornate ceiling rose, White UPVC double glazed window to side, Double radiator. Doors to Bathroom and:

'L' SHAPED KITCHEN/BREAKFAST ROOM
14'5" x 11'2"
Fitted with a range of light wood effect finish wall and base units providing cupboard and drawer space and incorporating a wine rack,. Contrasting work surfaces over with inset single bowl single drainer sink unit with mixer tap. Integrated Cooke and Lewis electric oven with 4 ring gas Cooke and Lewis hob over and stainless steel extractor hood above, Space for fridge/freezer. Tiled splash backs. Tiled floor. Single radiator. Coving to ceiling. Fitted cupboard housing the Main wall mounted gas boiler and plumbing for washing machine, White UPVC framed double glazed patio doors overlook and lead to the rear garden. Further part double glazed door to side which leads to the parking area and garage.

GROUND FLOOR BATHROOM
White suite comprising wood panelled enclosed bath with mixer tap and hand held shower attachment. Pedestal wash hand basin,. Close coupled W.C. Part tiled walls and tiled floor. Single radiator. Coving to ceiling with recessed ceiling spotlights, White UPVC double glazed obscure glass window to side.

FIRST FLOOR LANDING
Staircase leads to second floor. Doors to:

BEDROOM TWO
11'10" x 10'7"
White UPVC double glazed window to rear. Double radiator. Two double width built-in wardrobe cupboards with hanging rails and storage space. Exposed timber flooring. Coving to ceiling. Arched entrance to:







EN-SUITE SHOWER ROOM
Tiled shower cubicle with wall mounted shower and controls. Top flush WC. Wall mounted wash hand basin with singular taps and tiled splash back. Exposed timber flooring.

BEDROOM THREE
13'2" x 8'6"
White UPVC double glazed window to front. Double radiator, Coving to ceiling. Built-in understairs storage cupboard.

SECOND FLOOR
Turn flight stairs. Eaves storage cupboard, door to:

BEDROOM ONE
11'11" x 9'11"
White UPVC double glazed window to rear, Coving to ceiling. Radiator. Walk-in storage/wardrobe cupboard. Door to:









EN-SUITE SHOWER

Tiled shower cubicle with wall mounted shower and controls. Top flush WC., Wall mounted wash hand basin with singular taps. Light activated extractor fan. Exposed timber flooring. Spotlights to ceiling.

EXTERIOR

WESTERLY ASPECT REAR GARDEN

70' approximately
The garden is predominantly laid to lawn with mature shrubs. Decking area to side. Gravelled area immediately adjoining the property retained by sleepers. Gated pedestrian side access. Access to garage via courtesy door. Two timber sheds at rear of garden. Power point. Outside water tap.

FRONT

Small front garden with brick retaining wall and gravelled area. To the side of the property is a large gravelled driveway which provides off road parking for 4 vehicles and leads to:

DETACHED GARAGE

Up and over door to front, light and power. Courtesy door to garden.

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.



29 Holloways Lane, Welham Green, Herts, AL9 7NR



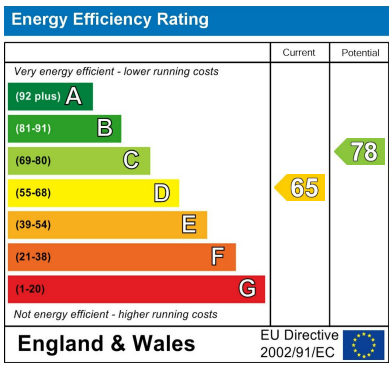


Holloways Lane, Hertfordshire AL9

Total Area: 101.4 m² ... 1092 ft² (excluding storage, garage)

All measurements are approximate and for display purposes only

Duncan Perry



DIRECTIONS

Please refer to google maps using property postcode

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