



**3 Bed
House - Semi-
Detached
located in Welham
Green**

£565,000



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Skimpans Close
Welham Green
AL9 7PB



3



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2



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Wood effect UPVC front door with central glazed panels with obscure glass which opens into:

HALLWAY

Coving to ceiling.. White UPVC window to side. Single radiator. Wooden flooring.

CLOAKROOM

Top flush WC. Pedestal sink with mixer tap. Single radiator. Continuation of wooden flooring. Part tiled walls. White UPVC double glazed obscure glass window to front.

LOUNGE

Accessed from sliding door from hall. Coving to ceiling. White UPVC double glazed window to front. Single radiator. Wall lights. Gas fireplace with brick surround and hearth. Stairs to first floor. Under stairs storage cupboard housing consumer unit and gas and electric meters. Doorway through to:

KITCHEN

Fitted with a range of cream wall, drawer and base units with wood detailing. Wood effect working surfaces above. Tiled splash back. Space for gas oven. Space for a slimline dishwasher. Under counter fridge. Coving to ceiling, Window to rear. Barn style door to side. Doorway through to:

DINING ROOM

Coving to ceiling. Double radiator. Double doors which lead back through in to lounge. Sliding patio doors through to:

CONSERVATORY

Timber construction with windows to side and to rear. Double doors onto garden. Power and lighting. Space for tumble drier and washing machine,

FIRST FLOOR

Double glazed obscure glass window to side. As you approach the stairs, there is a single radiator at ground floor level. On landing there is access to loft. Loft houses a boiler.

BEDROOM ONE

Double glazed white UPVC window to front. Single radiator. Fitted wardrobes in cream with dark wood detailing. Matching chest of drawers. Central mirrored dressing section. Shelving and matching bed side cabinets.

BEDROOM TWO

White UPVC double glazed window to rear. Single radiator. Two separate storage cupboards , one with shelving and hanging rail and the other with rack shelving and a hot water cylinder,

BEDROOM THREE

White UPVC double glazed window to front. Single radiator.

SHOWER ROOM

This features a large walk in shower with wall mounted controls. Sink set within vanity unit with cupboards below. Concealed cistern WC with integrated flush. Tiled walls. Wall mounted extractor. Radiator. White UPVC obscure glass double glazed window to rear.

REAR GARDEN

135

Access from the conservatory onto a block paved patio area. Outside tap. Gated access leading to the side off the property. Courtesy door to garage. Garden itself is laid to lawn with mixed borders, fruit trees and hedging. To the rear is a more informal section of the garden where there is a large aluminium green house.

GARAGE

Up and over door to front. Power and lighting. Window & courtesy door facing onto garden.

FRONT OF PROPERTY

Low brick wall. Lawn area. Mixed planting, Block paved driveway to front and to the side of the property. With up and over door to the garage. Gate onto garden. Step up to the front door. Courtesy lighting.

Freehold. Council Tax E - Welwyn and Hatfield Council



Property Information

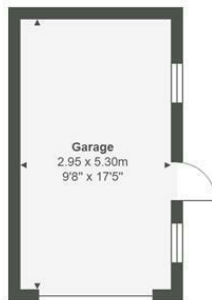
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These particulars do not constitute a contract or part of a contract.





24 Skimpans Close, Welham Green, AL9 7PB



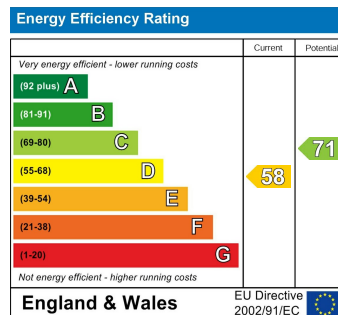


Skimpans Close, Hertfordshire AL9

Total Area: 96.0 m² ... 1034 ft² (excluding garage)

All measurements are approximate and for display purposes only

Duncan Perry



DIRECTIONS

Please refer to google maps using property postcode.

CONTACT

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