

113 Dixons Hill Road, Welham Green, Herts, AL9 7EE
Offers In Excess Of £800,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

We are delighted to offer this large 4-bedroom detached chalet style property located just a short walk from Welham Green Station and the village shops.

This spacious family home offers versatile and flexible living accommodation comprising of entrance hall, living room, ground floor bedrooms, ground floor bathroom, separate , utility room and an impressive open plan kitchen/family room with sky light and bi-folding doors leading to the garden. On the first floor is a large principal bedroom with a further bedroom which could be utilised as a dressing room of en-suite.

There is also a fully self-contained annexe which benefits its own kitchen and shower room, ideal for multi-generational living, guest accommodation or even for potential rental income.

Externally there is a large driveway providing lots of off-street parking and a secluded rear garden with an outside seating area which offers the perfect entertaining space.

Dixons Hill Road is within close proximity to local shops, schools and the station with direct links to London Kings Cross and Moorgate. It is also within easy access to both the A1M and M25.



- FOUR BEDROOM DETACHED CHALET STYLE PROPERTY
- SHORT WALK FROM WELHAM GREEN STATION AND VILLAGE SHOPS
- VERSATILE AND FLEXIBLE LIVING ACCOMODATION
- IMPRESSIVE OPEN PLAN KITCHEN / FAMILY ROOM
- BI-FOLDING DOORS LEADING ON TO GARDEN
- TWO GROUND FLOOR BEDROOMS
- LARGE PRINCIPLE BEDROOM ON FIRST FLOOR
- FURTHER BEDROOM CAN BE UTILISED AS AN ENSUITE OR DRESSING ROOM
- FULLY SELF CONTAINED ANNEX AND SECLUDED REAR GARDEN
- TENURE - FREEHOLD. COUNCIL TAX BAND F - HERTSMERE COUNCIL



UPVC front door with central glazed obscure glass panel. Opens into

ENTRANCE PORCH

Spotlight above. Wooden stained glass door opens into

HALLWAY

Coving to ceiling. Wood block flooring laid in herringbone style. Turn flight of stairs to first floor with galleried landing. Double radiator. Doors to all ground floor rooms.

LOUNGE

Wooden flooring. Wall lights. Coving to ceiling. Wall mounted TV point. Two double radiators. Double glazed white UPVC window to front.

KITCHEN / DINER

Kitchen section

Range of wall, drawer and base units in cream solid wood with black granite working surfaces above with matching upstands. Integrated Zanussi oven. AEG 4-ring hob which is part induction and part gas. Concealed extractor above. Integrated SMEG dishwasher. Recessed butler-style sink with mixer tap incorporating a Franke instant hot water tap, and grooved drainer to either side. Space for American style fridge / freezer which is flanked by storage to match kitchen . Separate island unit with wooden worktop. Integrated wine cooler. Pop up power point. Seating spaces. Spotlights to ceiling. Tiled floor with underfloor heating continuing through to

Dining room section

Large overhead skylight. Spotlights to ceiling. Bi-folding doors to rear finished in anthracite. To the side aspect are a further set of patio doors in white UPVC. Matching sidelights.







UTILITY

Continuation of tiled flooring from kitchen / diner. Storage units in light wood. Stainless steel sink with mixer tap and drainer. Tiled splashback. Space for washing machine and tumble dryer. Space for freezer. Further storage cupboards. Open cupboard housing Worcester combination boiler, water softener and manifold for underfloor heating. Doorway through to

GROUND FLOOR SHOWER ROOM

Features corner shower cubicle with glazed sliding doors and panelled walls with wall mounted shower with handheld shower attachment and fixed overhead shower. Spotlights and extractor to ceiling. Sink set within vanity unit with mixer tap. Chrome heated towel rail. W.C. with concealed cistern and integrated flush. High level white UPVC double glazed window to side.

BEDROOM

Coving to ceiling. Wooden flooring. Double radiator. Wardrobe with mirrored sliding doors. Double glazed white UPVC window to front.

BEDROOM

Coving to ceiling. Wooden flooring. Floor to ceiling glazed mirrored sliding doors. Double radiator. White UPVC double glazed window to rear.

BATHROOM

Fitted with white suite comprising bath with side mounted taps. Corner shower cubicle with glazed sliding doors. Wall mounted shower. Concealed cistern W.C. with integrated flush. Countertop sink with mixer tap with storage cupboard and drawers below. Tiled countertop. Chrome heated towel rail. Separate single radiator. Spotlights and extractor to ceiling. Partially tiled walls and tiled floor. Two white UPVC double glazed obscure glass windows to side.

FIRST FLOOR LANDING

Velux style window.







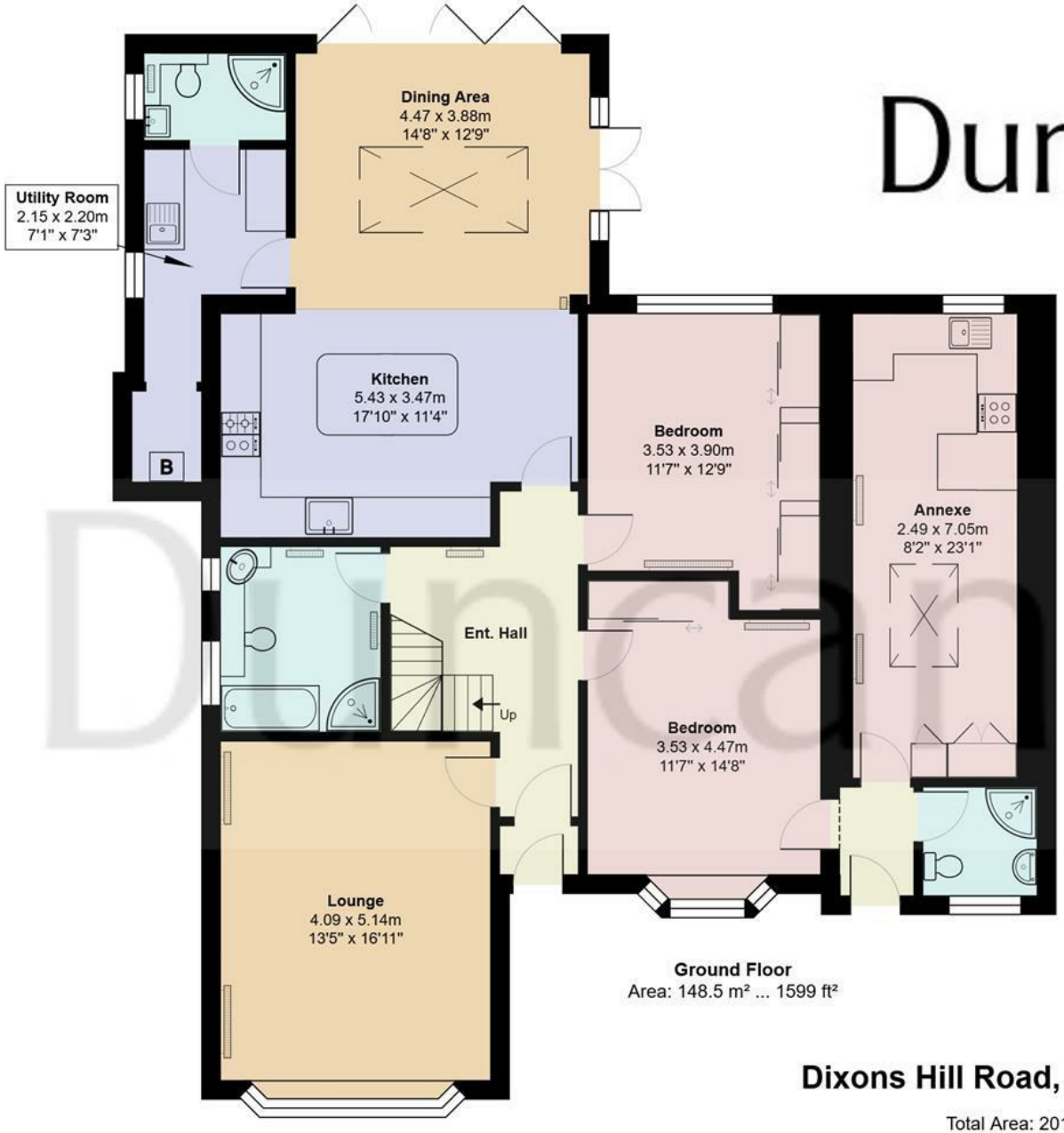

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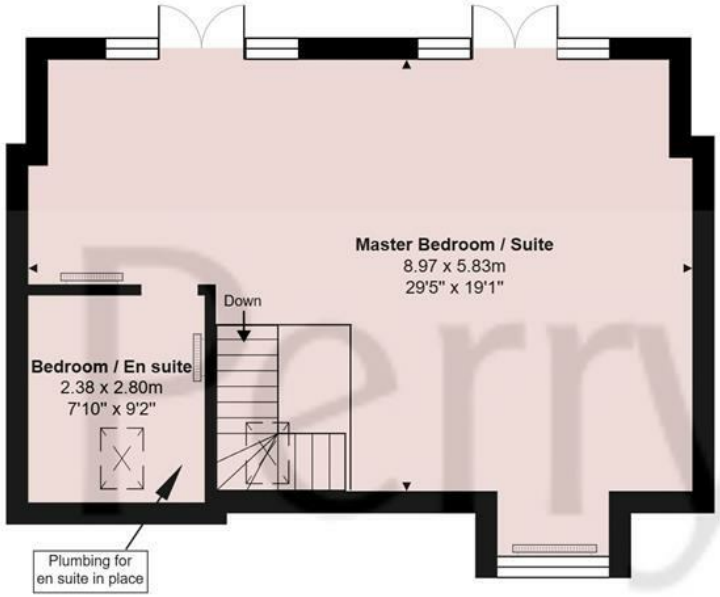

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Ground Floor
Area: 148.5 m² ... 1599 ft²



First Floor
Area: 53.2 m² ... 572 ft²

Dixons Hill Road, Hertfordshire AL9

Total Area: 201.7 m² ... 2171 ft²

All measurements are approximate and for display purposes only



DRESSING ROOM / ENSUITE/BEDROOM

Spotlights and extractor to ceiling. Velux style window to front. Radiator. Eaves storage. This can be utilised and has plumbing for an ensuite.

REAR GARDEN

Access either from bi-folding doors or patio doors to side. Lead out on to raised patio area laid in Indian sandstone. Retaining brick wall. Outside tap. Outside sockets and lighting. Steps down to main section to garden laid in synthetic lawn. Attractive covered seating area. Large timber storage unit to rear.

ANNEX

White UPVC front door opening into

LOBBY AREA

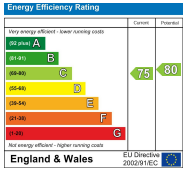
Spotlights to ceiling. Doors to all rooms. Doorway through to

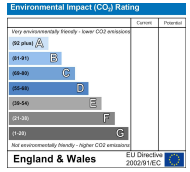
PRINCIPLE BEDROOM SUITE

Spotlights to ceiling. Double glazed window to front. Double glazed windows to rear with two Juliette style balcony with double glazed doors to rear. Access to eaves storage. Doorway through to









SHOWER ROOM

Corner shower cubicle with glazed sliding doors. Wall mounted shower with flxed overhead shower head and separate handheld shower attachment. Panelling to walls. Sink set within vanity unit with storage cupboards below. Chrome mixer tap. Mirrored bathroom cabinet above. Top flush W.C. Single radiator. Spotlights to ceiling. Obscure glass white UPVC double glazed window to front. Doorway through to

MAIN SECTION OF ANNEX

Two double radiators. Fitted storage units with wardrobe doors and drawers. High level wall mounted storage. Space for bed. Open aspect leading through to kitchen section which is fitted with wall, drawer and base units in white hi gloss with black working surfaces above and tiled splashbacks. Stainless steel sink with mixer tap and drainer. Space for washing machine. Space for fridge / freezer. Space for electric oven. Concealed extractor above. Breakfast bar area with wood block worktop and seating space for two. Overhead skylight. Spotlights to ceiling. High level cupboard housing consumer unit and electricity meter. White UPVC double glazed window to rear.

FRONT OF PROPERTY

Large block paved driveway providing parking for multiple vehicles. Further gravelled area. Low level brick wall . Mixed planting to front and sides Covered gas meter. External power point and lighting.







Tenure - Freehold. Council tax band F - Welwyn & 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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