



**59 Holloways Lane, Welham Green, Hatfield, AL9 7NU**  
**Asking Price £637,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Situated in Welham Greens premier road, this extremely well presented 1930's three bedroom semi detached house offers a separate lounge, kitchen, family dining area as well as good size utility and downstairs cloakroom. Plus a magnificent 121' x 25'3 South Westerly rear garden. Situated minutes walk from Welham Green railway

station with mainline services to London and also local shops close at hand.



- THREE BEDROOM SEMI DETACHED HOUSE
- SITUATED IN ONE OF WELHAM GREENS PREMIER ROADS
- SEPARATE LOUNGE
- KITCHEN/FAMILY DINING AREA
- UTILITY ROOM
- 121' X 25'3 SOUTH WESTERLY REAR GARDEN
- MINUTES WALK FROM MAINLINE RAILWAY STATION AND SHOPS
- OFF STREET PARKING
- FREEHOLD
- COUNCIL TAX BAND E - WELWYN AND HATFIELD COUNCIL



Arched recess porch with quarry tiled floor. Part frosted leaded light double glazed front door opens into:

### ENTRANCE HALL

Quality wood effect floor covering. Double radiator. Under stairs cupboard housing gas and electric meters. Wall light points. Cornice to ceiling.

### DOWNSTAIRS CLOAKROOM

White suite comprising WC and wash hand basin. Tiled walls. Wood effect floor covering. Wall mounted electric towel rail.

### LOUNGE

Double glazed bay window to front. Feature polished stone fireplace with gas living flame fire. Quality vinyl wood effect flooring. Part wood panelling to walls. Wall light points. Double radiator. TV aerial point.

### KITCHEN/FAMILY DINING AREA

Kitchen area

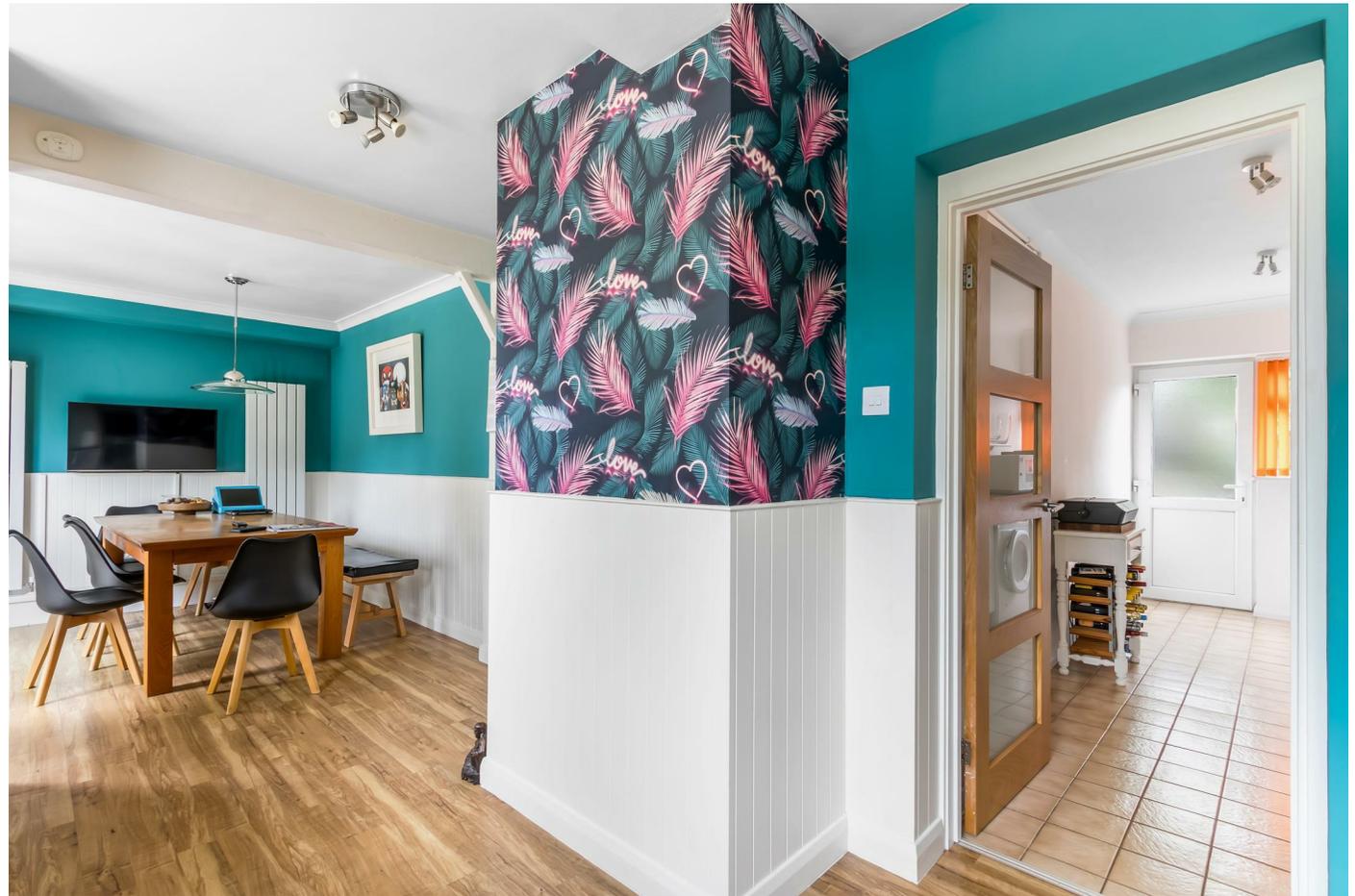
Range of wall and base units comprising cupboards and drawers with wood effect working surfaces. Single drainer stainless steel sink unit. Neff ceramic electric hob with extractor hood above. Neff twin fan oven. Integrated dishwasher. Glass splashback and window sills. Quality wood effect vinyl floor tiles. Two double glazed windows to rear. Concealed Vaillant gas combination boiler.

Family/dining area

Continuing floor covering. Wood panel walling. Double glazed double width doors to rear garden. Two features wall radiators. TV aerial point.

### UTILITY ROOM

Range of base units comprising cupboards and drawers. Stone effect working surfaces with one and a half bowl sink unit, mixer tap and single drainer. Tiled floor and splashback. Double radiator. Part frosted double glazed casement door to front. Double glazed window to front. Space for large fridge and freezer. Space for tumble drier and washing machine.



## FIRST FLOOR LANDING

Approached by turn flight staircase from hallway. Double glazed window to side. Cornice. Access to loft via aluminium foldaway ladder. Loft is boarded with light.

## BEDROOM ONE

Double glazed bay window to front. Fitted wardrobes, two double width, one single width and one three quarter width with hanging rails and shelving. Laminate wood effect flooring. Chest of drawers.

## BEDROOM TWO

Laminate wood effect flooring. Single radiator. Double glazed window to rear. Coving to ceiling.

## BEDROOM THREE

Single radiator. Double glazed window to front.

## BATHROOM

White suite comprising corner bath with mixer tap. Separate overhead shower and hand held shower and folding glass shower screen. Vanity top part set wash basin with mixer tap and cupboards below. Concealed cistern WC. Chrome heated towel rail. Tile effect floor covering and tiled walls. Frosted double glazed windows to side and rear. Ceiling spotlights. Double width built in cupboard with radiator and slated shelves for drying and double width cupboard above.

## EXTERIOR REAR

121' x 25'3 (36.88m x 7.70m)

Backing South Westerly. Starting from the rear of the property with full width large paved patio. External lighting point. Leading to main lawn area with sleeper edge raised flower and shrub beds and borders. Leading to rear section of lawn with paved path and gravel path. Further flower beds with rockery.

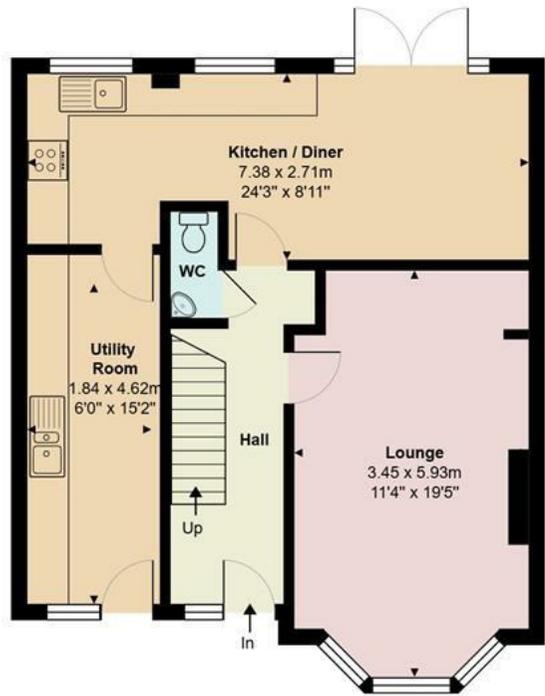
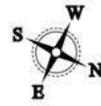
## TIMBER SHED

14' x 6'9 (4.27m x 2.06m)

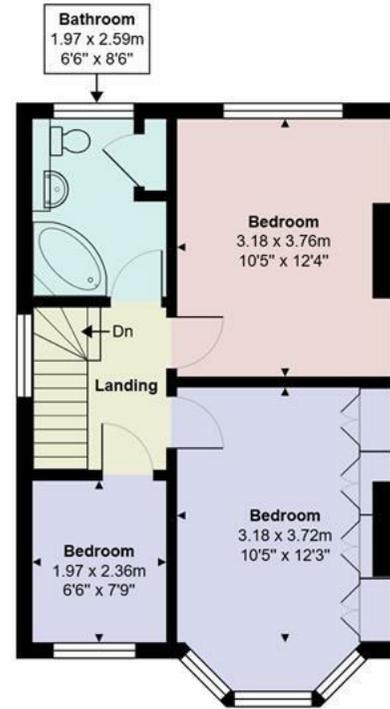
Window to front. Casement door to side.







**Ground Floor**  
Area: 59.7 m<sup>2</sup> ... 642 ft<sup>2</sup>



**First Floor**  
Area: 41.9 m<sup>2</sup> ... 450 ft<sup>2</sup>



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Total Area: 101.5 m<sup>2</sup> ... 1093 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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.

## EXTERIOR FRONT

Predominately tarmacadam providing ample parking. Retained by privet and confer hedging.

Freehold. Council tax band E.

Property Information

We believe this information to be accurate, but it cannot be



| Energy Efficiency Rating  |   | Environmental Impact (CO <sub>2</sub> ) Rating   |   |
|---|---|--|---|
| Current   | Potential                                   | Current  | Potential   |
| Very energy efficient - lower running costs<br>95-100<br><b>A</b> | 95-100<br><b>A</b>                          | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>100-100<br><b>A</b> | 100-100<br><b>A</b>   |
| 85-95<br><b>B</b>   | 85-95<br><b>B</b>                           | 95-100<br><b>B</b>   | 95-100<br><b>B</b>  |
| 75-85<br><b>C</b>   | 75-85<br><b>C</b>                           | 90-95<br><b>C</b>  | 90-95<br><b>C</b>   |
| 65-75<br><b>D</b>   | 65-75<br><b>D</b>                           | 85-90<br><b>D</b>  | 85-90<br><b>D</b>   |
| 55-65<br><b>E</b>   | 55-65<br><b>E</b>                           | 80-85<br><b>E</b>  | 80-85<br><b>E</b>   |
| 45-55<br><b>F</b>   | 45-55<br><b>F</b>                           | 75-80<br><b>F</b>  | 75-80<br><b>F</b>   |
| 35-45<br><b>G</b>   | 35-45<br><b>G</b>                           | 70-75<br><b>G</b>  | 70-75<br><b>G</b>   |
| 25-35<br><b>H</b>   | 25-35<br><b>H</b>                           | 65-70<br><b>H</b>  | 65-70<br><b>H</b>   |
| 15-25<br><b>I</b>   | 15-25<br><b>I</b>                           | 60-65<br><b>I</b>  | 60-65<br><b>I</b>   |
| 1-15<br><b>J</b>  | 1-15<br><b>J</b>                            | 55-60<br><b>J</b>  | 55-60<br><b>J</b>   |
| Not energy efficient - higher running costs                       | Not energy efficient - higher running costs | Not environmentally friendly - higher CO <sub>2</sub> emissions                        | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| <b>83</b>   | <b>64</b>                                   |  |   |

England & Wales EU Directive 2002/91/EC



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