



**3 Dixons Hill Close, Welham Green, Herts, AL9 7EF**  
**Guide Price £800,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Situated on the outskirts of Welham Green village with excellent access to road and rail links as well as local amenities is this superb 4/5-bedroom chalet bungalow. The property is finished to a very high standard throughout with versatile living options. Currently the ground floor features lounge, open plan kitchen/diner/family room, utility, cloak room and two

double bedrooms with en-suites. To the first floor are two further bedrooms and family bathroom. Externally there is a very attractive rear garden with separate garden room and to the front is a gated driveway with lots of parking. VIEWINGS BY APPOINTMENT



- FOUR/FIVE BEDROOM CHALET BUNGALOW
- VILLAGE LOCATION
- FINISHED TO A HIGH STANDARD
- OPEN PLAN KITCHEN/DINING ROOM/ FAMILY ROOM
- UTILITY ROOM
- TWO DOUBLE BEDROOMS WITH ENSUITES
- VERY ATTRACTIVE REAR GARDEN
- SEPARATE GARDEN ROOM
- OFF STREET PARKING ON GATE DRIVEWAY
- FREEHOLD. COUNCIL TAX BAND E - WELWYN AND HATFIELD COUNCIL



Composite front door with obscure glass central double glazed panels opening into:

### HALLWAY

Two double radiators. Amtico style flooring. Stairs to first floor. Large storage cupboard with double opening doors and shelving. Smaller cupboard with shelving. Further cupboard housing consumer unit and gas/electric meters, and adjacent to that are the heating and water controls

### LOUNGE

Coving to ceiling. Continuation of flooring from hallway. Bay fronted window to front with white UPVC double glazed windows. Fitted bespoke shutters. Two Single radiators. Log burner with slate hearth, flanked by two alcoves with shelving and downlighters. Dado rail. Wall lights.

### CLOAKROOM

Fitted with a top flush WC. Small wash hand basin with corner mounted mixer tap and pop up waste set within a vanity unit with storage cupboard below. Part tiled walls. Ceiling mounted extractor.

### KITCHEN/DINING ROOM/FAMILY RECEPTION

Kitchen area

Features a classic style deep blue wooden wall, drawer and base units with white stone working surfaces above with matching upstands and glazed splashbacks. Large central island unit with a five ring gas hob and a pop up Neff extractor. The island features seating spaces and various storage cupboards and drawers below and attractive lighting above. Integrated Neff oven and Neff microwave oven. Neff warming tray. Integrated Neff dishwasher. Integrated fridge and freezer. Large pantry style cupboard. Inset one and a half bowl stainless steel sink with mixer tap. Spotlights to ceiling. Large tiled floor. Bi-folding double glazed doors to rear. Gas underfloor heating.

Family reception area

Continuation of tiled floor. Wall mounted TV point. Spotlights to ceiling. Gas underfloor heating.

Dining room area

Continuation of tiled floor. White UPVC double glazed window to rear. Bi-folding doors onto rear garden. Gas underfloor heating.

### UTILITY ROOM

Fitted with cream wall and base units. Stainless steel sink with mixer tap and drainer. Tiled splashbacks. Complimenting working surfaces. Space for washing machine. Space for tumble drier. Spotlights and extractor to ceiling. Double glazed obscure glass window onto side. Matching casement door.



### GROUND FLOOR BEDROOM

Fitted with Amtico style flooring. White UPVC double glazed window to front. Single radiator. Open aspect which leads through to a separate dressing area. This is fitted with floor to ceiling wardrobes in taupe, some with with mirrored panels. Dressing table to match with drawers and central seating area. Spotlights to ceiling. Wall light.

Doorway through to:

### ENSUITE SHOWER ROOM

Large walk in shower cubicle with fixed glazed screen and wall mounted controls, hand held attachment and fitted large overhead attachment. Top flush WC. Sink with mixer tap set within vanity unit with storage cupboard below. Shaver charging point. Tiled walls and tiled floor. Ceiling mounted extractor fan. Spotlights to ceiling. Large chrome heated towel rail. Lighting is sensor controlled.

### GROUND FLOOR BEDROOM

White UPVC double glazed window to front and to side. Fitted wardrobe with sliding doors. Double radiator. Doorway through to:

### ENSUITE SHOWER ROOM

Features a shower cubicle with glazed sliding screen, wall mounted controls, handheld shower attachment and larger overhead shower. Top flush WC. Sink set within vanity unit with mixer tap and storage cupboard below. Spotlights to ceiling. Ceiling mounted extractor. Tiled walls. Tiled floor. Chrome heated towel rail.

### FIRST FLOOR LANDING

Single radiator. Spotlights to ceiling.

### BEDROOM

Spotlights to ceiling. Two Velux style windows to the side of the property. Two single radiators. Patio style doors to rear with Juliette balcony. Open aspect through to separate dressing area fitted with shelving and hanging rails.

### BEDROOM

White UPVC double glazed window to front. Velux style window to front. Fitted storage cupboards in white gloss with shelving and hanging rail. Floor level storage alcoves. Double radiator.

### BATHROOM

Features a white roll top bath with side mounted mixer tap and shower attachment. White pedestal sink with singular taps. White WC. Shaver point. Chrome heated towel rail. Tiled walls. Tiled floor. Extractor. Chrome heated towel rail. Velux style window to side. Large storage cupboard continues through to the eaves.







Dixons Hill Close, Hertfordshire AL9

Total Area: 239.3 m² ... 2575 ft²

All measurements are approximate and for display purposes only

Duncan Perry



## REAR GARDEN

80' (24.38m )

Accessed from the bi folds via kitchen or from the dining room and leads out onto a large covered patio area with electrically controlled roof and lighting with large wood effect tiles. External lighting. Lots of space for various seating options. Patio area and paving continues around to the side of the property where there is access onto the utility. Outside tap. Gated access to front. External power points. Garden itself features two lawn sections which are divided by a central paved path way which leads to rear of the property. There are mixed attractively planted borders. At the rear of garden there is a further patio area and covered outdoor kitchen (items not included). Plus covered space for hot tub. Access to:

## GARDEN BUILDING

This is multi functional space and features three double glazed doors and has its own power and lighting. Timber clad. To the side is a separate covered storage area.

## FRONT OF PROPERTY

Wall to front. Electric sliding gate. Leads onto a large block paved driveway with retained attractively planted borders. Gated access to the side of the property. Step up to a further block paved area which leads to the property itself. External lighting and external power socket.

Freehold. Council tax band E, Welwyn and Hatfield council



| Energy Efficiency Rating                                                                                                                                             |  | Current | Potential |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| <div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>                                                         |  | 71      | 79        |
| <small>                     Not energy efficient - higher running costs<br/>                     EU Directive 2002/91/EC                 </small>                    |  |         |           |
| England & Wales                                                                                                                                                      |  |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                       |  | Current | Potential |
| <div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>                                                         |  |         |           |
| <small>                     Not environmentally friendly - higher CO<sub>2</sub> emissions<br/>                     EU Directive 2002/91/EC                 </small> |  |         |           |
| England & Wales                                                                                                                                                      |  |         |           |

#### 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.







79 Bradmore Green, Brookmans Park, Herts., AL9 7QT  
 t. 01707664549 | e. sales@duncanperry.co.uk |  
 www.propertysoftwaregroup.com

**Duncan Perry**  
 SALES ■ LETTINGS ■ COMMERCIAL