

26, Harmer Green Lane



Ground Floor Building 1

Floor 1 Building 1

COUNTRY PROPERTIES
PART OF HUNDEBANK

Approximate total area⁽¹⁾
263.07 m²
2831.70 ft²

Reduced headroom
32.00 m²
344.47 ft²

(1) Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor Building 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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SO MUCH MORE THAN MEETS THE EYE... This 3 bedroom detached bungalow sits on a plot just over 0.3 of an acre located within 30 meters of Welwyn North Station. the property boasts a fully boarded dormer loft of 1158 sq ft which very much lends itself to be converted to further accommodation. the plot to the side could easily be a building plot with many potential options (subject to planning)

- 3 Bedrooms
- Double Garage
- Off road parking for up to 7 cars
- located within 30 meters of Welwyn North Station
- Total plot of just over 0.3 of an acre
- Detached Domer Bungalow of 2831 sq ft

ground floor

Entrance Hall

Replacement UPVC double glazed door with let in light feature and matching glazed panels either side leading into the entrance hall with various sunken ceiling down-lighters, radiator, doors to rooms, large hatch leading up to loft space.

Living Room

One exceptionally large picture window UPVC double glaze overlooking the garden with two further windows one either side, Gas flame effect fire within chimney breast, two radiators, television and telephone points, range of built in storage units and bookshelves, doorway through to Conservatory.

Conservatory

Ceramic floor tiling UPVC and dwarf wall Conservatory with polycarbonate sloping roof, various window openings and sliding patio doors to rear garden.

Dining Room

Double glazed window overlooking rear garden, radiator, built in bookshelves and storage cupboards, Internet connectivity points.

Kitchen

Large kitchen breakfast room with double glazed windows to rear and side, double glazed Georgian style door to side, radiator, laminate worked up with cupboards above and below integrated
Neff electric oven with further Neff halogen hob over, stainless steel 1 ½ bowl sink unit with double drainer and mixer tap over low energy feature light points, space for tall fridge freezer, space and plumbing for washing machine and tumble dryer.



Master Bedroom

Dressing area with built in wardrobe, doorway through to en suite bathroom and door to bedroom, built in storage space (airing cupboard) with further storage over, dual aspect room with double glazed windows to rear garden and side, radiator, built in draws, draw space with further cupboard space over. built in walk-in wardrobe with full height wardrobes either side, double hanging space as well as plenty of drawers storage, sunken ceiling down-lighters within.

Bedroom 2

Dual aspect room with double glazed windows to front and side, radiator, built in cupboard with shelf storage and further storage cupboards over.

Bedroom 3

Double glazed window to front, radiator, range of full height built in wardrobes with shelf and hanging space within.

Bathroom

Bathroom has been refitted and consists of a fully tiled wall and ceramic floor, corner dual flush WC, large panelled bath with mixer tap over, wash hand basin with mixer tap inset within a vanity unit with storage cupboards below and above to each side, sunken ceiling down-lighters, double glazed window to rear, wall mounted chrome effect heater towel.

First floor / Loft

Loft Room

Aluminium pulley and cantilever loft ladder leading into a large loft opening, the loft has a dormer window UPVC double glazed overlooking the garden, laminate flooring throughout, sunken ceiling, down-lighters, eaves storage areas, L-shaped loft with further storage area including cold water tanks, expansion tanks and further eaves storage, electric consumer unit, various double and triple power socket points. Electric consumer unit with wiring laid to facilitate future lift instillation.

outside

Front Garden

The property is approached by a retained gravel drive and provides off road parking for five to six vehicles, accesses the electrically operated double width garage. Various flowers and shrubs to borders, gated access to rear garden and to the side of the property, further decorative wall with gated access into the rear garden, steps leading up to the pedestrian footpath to the front of the property accessed via a decorative arch within the hedgerow.

Garage

Double width with electrically operated up and over door to front, personal side door, light and power within, additional single garage door which opens up to the rear where there is a brick built raised area to be used as an external inspection pit.

Gardens

