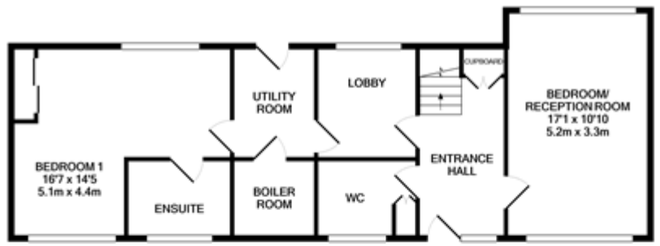
Floor Plans



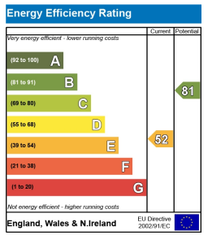
GROUND FLOOR
APPROX. FLOOR
AREA 720 SQ.FT.
(66.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 1012 SQ.FT.
(94.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1732 SQ.FT. (160.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2021

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 valuation, contact the numbers listed on the brochure.



Viewing by appointment only

Country Properties | 10, High Street | AL6 9EQ
T: 01438 716471 | **E:** welwyn@country-properties.co.uk
www.country-properties.co.uk

COUNTRY PROPERTIES
PART OF HUNTERS

44a, Harmer Green Lane

Welwyn,
Hertfordshire, AL6 0AT
Guide Price £900,000

COUNTRY PROPERTIES
PART OF HUNTERS

The property was constructed in 1964 of Brick construction under a tiled roof. If it is of a contemporary design with some of the bedroom accommodation being to the ground floor with the living areas and kitchen being to the first floor with views across the extensive gardens[at present overgrown] The property does require general updating throughout but it offers tremendous potential to improve and extend to create a pleasing family home. The house is to be sold chain free.

- Individual contemporary detached house
- First floor lounge overlooking terrace and gardens
- Generous plot with gardens to front and rear.
- Much sought after location close to Welwyn North Station
- Two bathrooms and cloakroom
- Constructed in 1964
- In need of general updating
- No upper chain
- Five bedrooms and two reception rooms

Ground floor

Entrance Hall

Glazed paneled entrance door to Hall with under stairs cupboard, radiator, stairs to first floor.

Utility Room

Plumbing for washing machine, high level window.

Bedroom/reception room

17' 0" x 10' 10" (5.18m x 3.30m) Tiled floor, windows to two aspects, radiator.

Bedroom

16' 7" x 14' 5" (5.05m x 4.39m) High level window, further window to rear, built in wardrobe, radiator.

Bathroom

Suite consisting bath, wash hand basin, wc, fully tiled walls, radiator.

Cloakroom

Suite with wc and wash hand basin.

First Floor

Lounge

19' 5" x 11' 6" (5.92m x 3.51m) Fireplace, two radiators, door to decked terrace.

Dining area

11' 4" x 7' 7" (3.45m x 2.31m) Picture window to rear, radiator.

Galley Kitchen

18' 8" x 8' 1" (5.69m x 2.46m) Range of base and eye level cupboards, with single drainer sink unit, integrated cooker, two windows to front.

Inner Hall

With bedrooms and bathroom off.

Bedroom

13' 9" x 11' 10" (4.19m x 3.61m) Built in wardrobes, window to rear, radiator.

Bedroom

11' 6" x 8' 6" (3.51m x 2.59m) Window to rear, radiator.

Bedroom

11' 2" x 8' 6" (3.40m x 2.59m) Window to front , radiator.

Bathroom

Suite with bath wash hand basin and wc.

Outside

Front of house

Driveway with hard standing, access to garage. The garden is at present overgrown.

Detached Double Garage

With up and over door.

Rear Garden

The property stands on a generous plot with sizable rear garden with raised decked terrace ti the rear of the Dining area, steps down to garden. The rear garden is at present overgrown with numerous shrubs, borders and mature trees.