Booths Close

North Mymms, Hatfield,
Hertfordshire, AL9 7NW
£415,000

COUNTRY PROPERTIES
PART OF HUNTERS

If you are looking for a quiet location, within walking distance of local amenities and a train station servicing London then this is the property for you! Tucked away in a cul-de-sac location this three bedroom home with refitted bathroom is set in a semi rural location with off street parking and detached garage located in Welham Green.

- Quiet Cul-De-Sac
- WITHIN A 5 MIN WALK TO WELHAM GREEN STATION
- Refitted bathroom
- CLOSE ACCESS TO A1(M)
- OFF STREET PARKING & GARAGE

Ground Floor

Entrance Porch

Part glazed entrance door. Obscure double glazed dual aspect side windows. Tiled flooring. Cloaks hooks. Spot lighting. Multi glazed internal door leading to:

Lounge/Diner

22' x 15' 7" MAX (6.71m x 4.75m) Double glazed windows to front and rear aspects. Two Radiators. Under stairs storage cupboard. Ceiling fan and light. Stairs rising to first floor. Square arch leading to:

Kitchen

8' 2" x 7' 9" (2.49m x 2.36m) Double glazed window to rear aspect. Door leading to garden. A good range of wall and base units. Stainless steel single sink drainer unit with mixer tap. Tiled splashbacks. Space for electric oven. Encased extractor. Integrated dishwasher. Space for under counter fridge/freezer. Space and plumbing for washing machine. Tiled flooring. Spot lighting to ceiling.

First Floor

Landing

Airing cupboard. Doors to:

Master Bedroom

11' 8" x 9' 7" (3.56m x 2.92m) Double glazed windows to front aspect. Radiator. Dado rails. Access to loft. Built in wardrobes. Storage cupboards. Over bed recess.

Bedroom Two

10' 1" x 8' 7" (3.07m x 2.62m) Double glazed windows to rear aspect. Radiator.

Bedroom Three

6' 7" x 6' 4" (2.01m x 1.93m) Double glazed windows to front aspect. Radiator.

Refitted Bathroom

Double glazed obscure windows to rear aspect. Low flush WC.. Pedestal wash hand basin. Panelled bath with separate wall mounted shower. Wood effect flooring.. Part tiled walls. Radiator.

Exterior

Front Garden

Pathway leading to front door and garage. Lawn area with shrub border.

Rear Garden

Decking to immediate rear ideal social area for table and chairs and a barbeque. Panelled fencing surrounding the garden. Lawn area with mature shrubs and trees. Side gate leading to front aspect. New shed.

Garage

Single up and over door. Off street parking in front of the garage for 2/3 cars.

Area

Welham Green/North Mymms is a small village 1 mile North of Brookmans Park, 2 miles South of Hatfield and 4 miles North of Potters Bar and is surrounded by undulating countryside. Welham Green Station has connections to Finsbury Park, King Cross and London's St Pancras International. The A1(M) motorway is easily accessible giving fast access to the M25.

PLEASE NOTE THAT THESE ARE DRAFT PARTICULARS AND HAVE NOT YET BEEN APPROVED BY THE VENDORS.

WE ARE ABLE TO PROVIDE INDEPENDANT MORTGAGE ADVICE VIA MORTGAGE ADVCE NETWORK, PLEASE TELEPHONE 01707 271450 FOR DETAILS.

Agent Note

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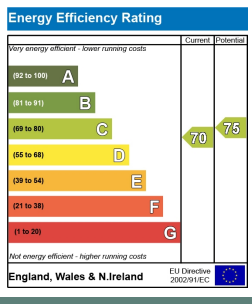

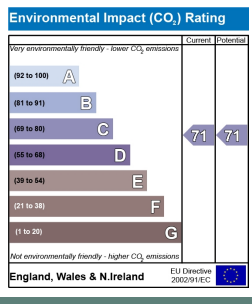

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Viewing by appointment only

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