



24, Mill Lane

Welwyn,
Hertfordshire, AL6 9ET
£699,950

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properties

A true gem in the heart of the conservation area. This period character property is genuinely deceptive and must be viewed. Arranged on two level with rear extension, the overall accommodation extends to just over 1300 sq ft.

Ground

Lounge (Reception)

26' 10" x 14' 5" (8.19m x 4.39m) A lovely spacious room with feature fireplace and log burning stove. Large ceiling beam. Double glazed sash style window to front, with blind. Smooth skimmed ceiling, area to side of room ideal for computer desk etc.

Snug

7' 10" x 5' 2" (2.40m x 1.59m) Downlights to smooth skimmed ceiling. This area provides a division between lounge and kitchen.

Kitchen/dining room

18' 8" x 19' 6" (5.70m x 5.95m) A stunning rear extension provides a fabulous kitchen with granite work surfaces. Moveable island. Vaulted glass ceiling which lets in the light and makes this a lovely family area. Fully equipped with units and appliances. Downlighters. Smooth skimmed ceiling. Tiled floor. Sink with mixer taps, instant hot water tap, waste disposal, water softner, down lighters, ample wall and floor standing units, water softner, french doors to garden.

Utility Room

9' 2" x 5' 3" (2.80m x 1.60m) Range of base and eye level cupboards and working surfaces. Sink and plumbed for washing machine with cupboards under.



Lobby

8' 2" x 6' 7" (2.50m x 2.00m) Door to rear garden. Tiled floor. Smooth skimmed ceiling with downlighters.

Bathroom

8' 10" x 7' 10" (2.69m x 2.40m) Suite comprising wash hand basin, low level WC. Bath with thermostatically controlled hand held shower. Seperate shower cubicle, ladder style heated towel rail/radiator. down lighters, tiled walls and floor.

First

Landing

Doors to the bedrooms and bathrooms.

Bedroom 1

14' 5" x 12' (4.39m x 3.65m) Double glazed sash style window to front. radiator and smooth skimmed ceiling with downlighters, fitted wardrobes.

Ensuite shower room

with shower cubicle, wash hand basin, wc, tiled surrounds.

Bedroom 2

10' 10" x 7' 10" (3.30m x 2.40m) Double glazed sash style window, airing cupboard, double wardrobe, radiator..

Ensuite bathroom

Suite consisting bath with over head shower, wash hand basin, wc, shelving, tiled splashback, heated ladder towel rail, roof light.

Bedroom 3

10' 2" x 8' 6" (3.10m x 2.60m) Double glazed window to rear, hatch to loft, radiator

Outside

Rear garden

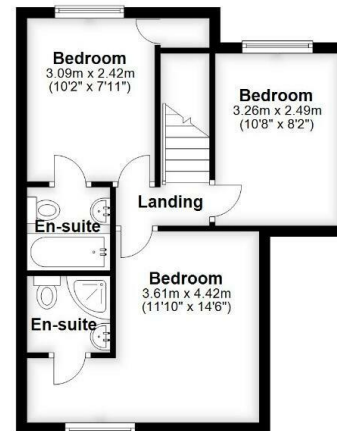
Low maintenance courtyard rear garden with storage area, access to allocated car standing space and additional visitor parking [not conveyed]



Ground Floor
Approx. 83.7 sq. metres (900.5 sq. feet)



First Floor
Approx. 38.3 sq. metres (412.4 sq. feet)



Total area: approx. 122.0 sq. metres (1312.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(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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