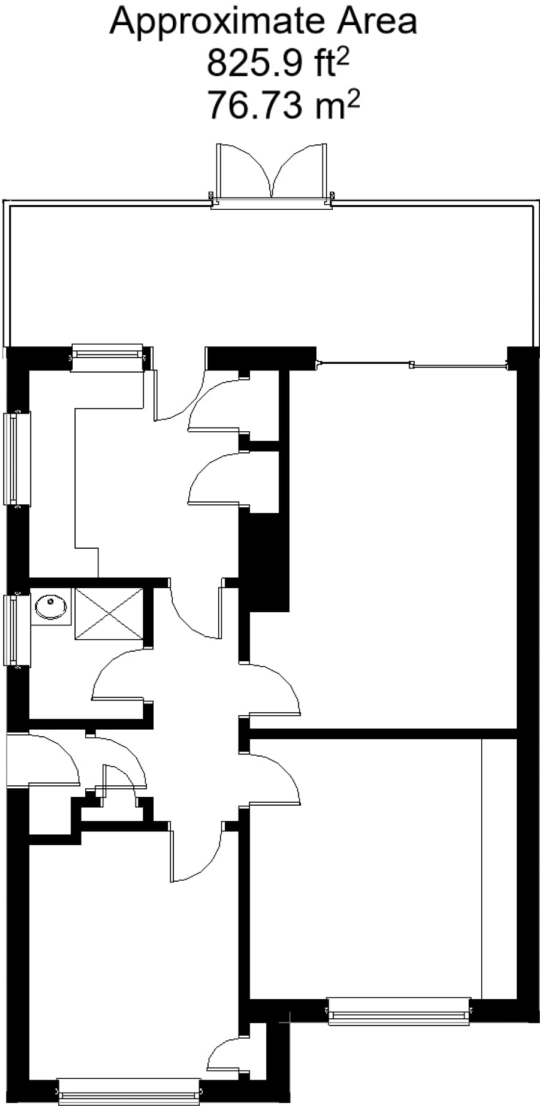


Floor Plans



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 | 7, The Broadway | AL9 5BG
T: 01707 271450 | E: hatfield@country-properties.co.uk
www.country-properties.co.uk



28, Pooleys Lane
North Mymms, Welham Green,
Hertfordshire, AL9 7LH
£550,000



Rarely available....This bungalow offers fantastic opportunity for someone to extend subject to planning permission. Offering a generously wide plot this property is one to be viewed ASAP! The bungalow currently comprises of lounge/diner , kitchen, two bedrooms, shower room, South facing rear garden, garage and additional off street parking! Viewings are strictly by appointment only - please contact Country Properties on 01707 271450 to book a viewing.

- ENTRANCE LOBBY
 - LOUNGE/DINER
 - TWO DOUBLE BEDROOMS
 - SHOWER ROOM & BATHROOM
 - SOUTH FACING REAR GARDEN
- ENTRANCE HALL
 - FITTED KITCHEN
 - CONSERVATORY
 - GARAGE AND OFF ROAD PARKING
 - GAS CENTRAL HEATING & DOUBLE GLAZED

ENTRANCE LOBBY

Double glazed front door, door to Entrance Hall

ENTRANCE HALL

Meter cupboard, access to loft.

LOUNGE/DINER

16' 9" x 11' 8" (5.11m x 3.56m) Double glazed doors opening into Conservatory. Coved ceiling and Radiator.

KITCHEN

10' 3" x 9' 10" (3.12m x 3.00m) Double glazed window to the side, fitted with a selection of wall and base units, single sink and drainer with mixer tap, tiled splash backs, space gas cooker and free standing fridge freezer, larder cupboard, airing cupboard, wall mounted 'Vokera' gas central heating boiler, double glazed door to conservatory.

CONSERVATORY

18' 3" x 7' 10" (5.56m x 2.39m) Double glazed with double French doors opening onto the paved patio area, wood effect laminate flooring.

BEDROOM ONE

11' 10" x 11' 10" (3.61m x 3.61m) Double glazed window to front aspect. Fitted wardrobes, radiator and coved ceiling

BEDROOM 2

10' 9" x 9' 11" (3.28m x 3.02m) Double glazed window to front aspect, coved ceiling and radiator.

SHOWER ROOM

Obscure double glazed wind to side aspect, low flush WC, vanity sink unit with storage unit, mixer tap and tiled walls, shower cubicle with glazed screen.

FRONT GARDEN

Lawned area with flower borders, dwarf retaining wall.

REAR GARDEN

Mainly lawn with flower borders, paved patio area, pergola, access to the side.

GARAGE AND OFF STREET PARKING

Detached garage with metal up and over door, bloc paved driveway.

AGENTS NOTES

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

WE ARE ABLE TO OFFER FREE AND IMPARTIAL FINANCIAL ADVICE - PLEASE CONTACT US ON 01707 271450AGENTS

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.

