



123 DIXONS HILL ROAD, WELHAM GREEN AL9 7DW

Asking Price £629,995 | Freehold

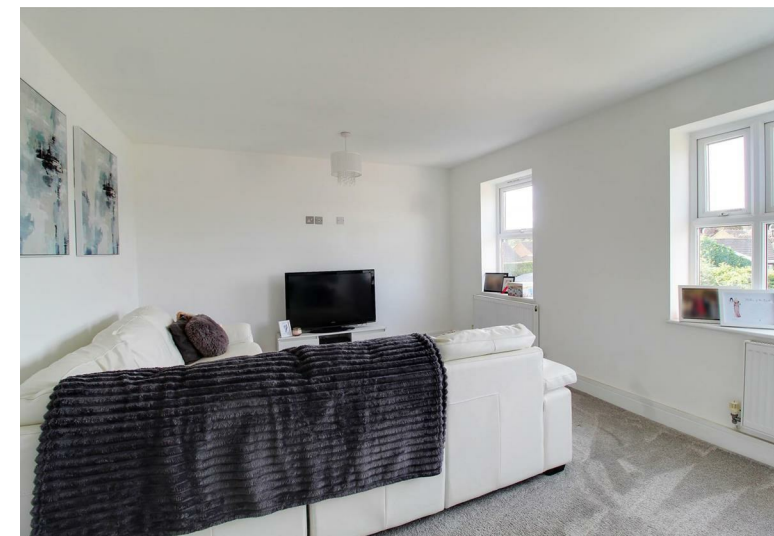
ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

A beautifully presented three/four bedroom Town House arranged over three floors with integral garage and pretty garden to rear with studio. The property offers spacious and versatile living space comprising entrance hall with cloakroom, spacious open plan living/dining/kitchen with integrated appliances and doors to garden and internal door to garage. To the first floor there are two bedrooms (one currently used as a living room) and en suite to bedroom. To the second floor the principle bedroom enjoys en suite facilities with dressing area and Juliet balcony, enjoying far reaching views with the remaining bedroom served by a modern family bathroom. The property benefits from two parking spaces with guest parking, integral garage and garden to rear with studio/office and pedestrian rear access.





Property Features

- Reception/Kitchen/Dining Room: 16'5 12'2
- Living Room/Bedroom Four: 16'5 x 10'6
- Cloakroom
- Family Bathroom
- Integral Garage: 17'1 x 9'10
- Principle Bedroom: 18'1 x 11'6 plus En Suite
- Bedroom Three: 10'6 x 9'6 plus En Suite
- Bedroom Two: 11'6 x 9'10
- Three Storey
- Garden with Studio

Agents Notes

The property is situated in this private secluded development close to shops and schools and local rail station. Offering further scope to possibly convert the internal garage into further living space (subject to planning).

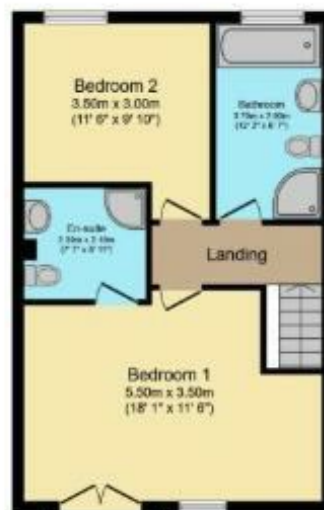
A small annual service charge id payable for the maintenance of the communal gardens to front.



Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 152.0 sq. m. (1,636 sq. ft.) approx



Contact us

Bradmore Green Office, 35 Bradmore Green, Brookmans Park, Herts, AL9 7QR

01707 649779

www.andrewward.co.uk

Our Offices

BARNET

175 High Street, Barnet EN5 5SU

Tel: 020 8441 6000

Email: barnet@andrewward.co.uk

BROOKMANS PARK

35 Bradmore Green, Brookmans Park AL9 7QR

Tel: 01707 649779

Email: brookmanspark@andrewward.co.uk

POTTERS BAR

149 High Street, Potters Bar EN6 5BB

Tel: 01707 657181

Email: pottersbar@andrewward.co.uk

Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

ANDREW WARD EST. 1988
ESTATE AGENTS