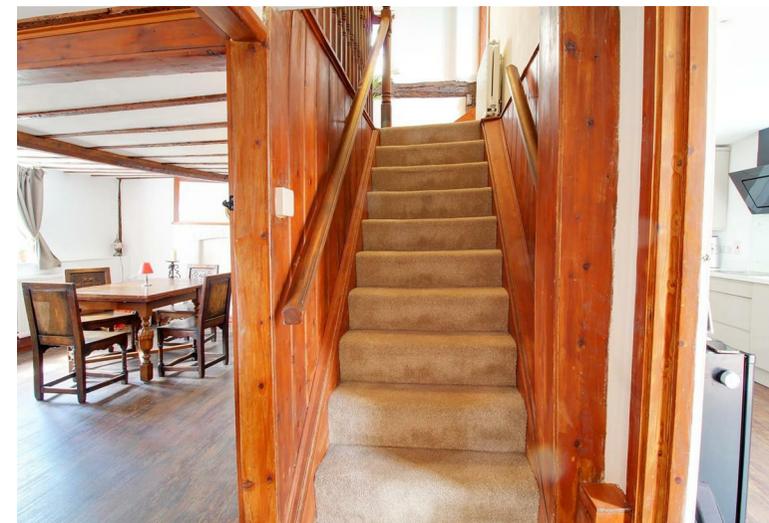




31 STATION ROAD, WELHAM GREEN AL9 7PQ

Guide Price £599,950 | Freehold

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## Property Overview

A charming three double bedroom Grade II listed semi detached period cottage situated within a short walk of the train station and local shops/schools. Built Circa 1666 the property has been fully refurbished and tastefully restored over the years to provide a natural blend of period charm and contemporary design. Accommodation comprises entrance porch leading to a wonderful full width open plan living/dining room with a wealth of exposed timbers and beams and open working fireplace, spacious contemporary integrated kitchen/breakfast room and luxury family bathroom. To the first floor the master suite enjoys high ceilings and luxury en suite facilities with an additional two further double bedrooms. The property is approached by an independent drive with parking with good frontage with pedestrian access to side and beautiful secluded courtyard garden to rear.





## Property Features

- Living/Dining Room: 24'3 x 12'3
- Luxury Kitchen/Breakfast Room: 15'5 x 9'0
- Ground Floor Bathroom
- Built Circa 1666
- Private Driveway
- Master Bedroom: 15'11 x 11'10 with Luxury En Suite
- Bedroom Two: 12'3 x 10'5
- Bedroom Three: 10'7 x 9'1
- Period Features Throughout
- Beautiful Courtyard Garden

## Agents Notes

The property is situated in the older south side of the village within walking distance to Brookmans Park and wonderful open countryside walks. Larger towns such as St Albans, Potters Bar and Hatfield are also close by with extensive shopping facilities along with A1(M), M(25) road links to London and airports.



Denotes restricted head height

Approximate Area = 1076 sq ft / 100 sq m  
Limited Use Area(s) = 23 sq ft / 2 sq m  
Total = 1099 sq ft / 102 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



## Contact us

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

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