

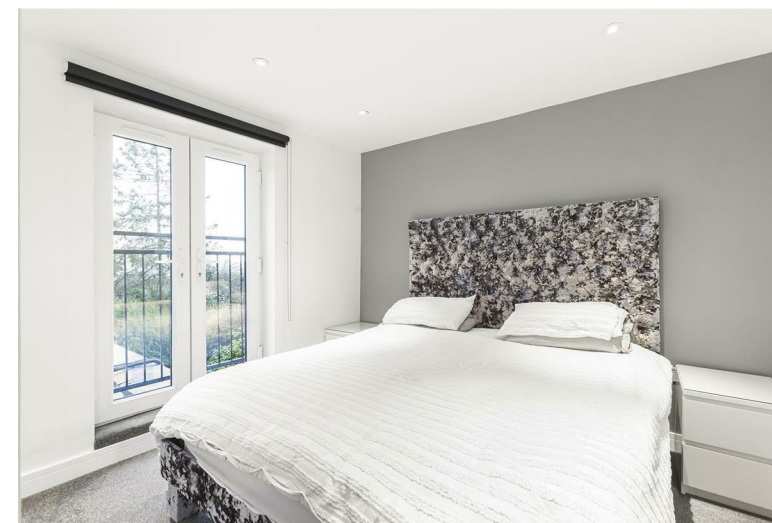


26 WELHAM MANOR, WELHAM GREEN AL9 7EL

Guide Price £460,000 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS





## Property Overview

A truly stunning two double bedroom, two bathroom terraced house which has been extended and modernised to provide luxury living space throughout. Accommodation comprises entrance porch, fabulous fully integrated kitchen with island open plan to reception area and dining area to rear with double doors to garden making it ideal for entertaining. To the first floor the master bedroom enjoys en suite facilities and walk in wardrobe with a further double bedroom to rear with Juliet balcony enjoying far reaching countryside views and family bathroom. The property has a private drive with parking for two vehicles with side pedestrian access to rear. The rear garden has been landscaped with patio, two brick built storage sheds, BBQ area backing directly onto open countryside enjoying a southerly aspect.







## Property Features

- Luxury Open Plan Living Space
- Dining Area: 10'4 x 9'6
- Bedroom One: 13'2 x 10'0
- En-Suite Shower Room
- Luxury Bathroom
- Living Area: 12'5 x 8'0
- Kitchen: 15'10 x 12'5
- Walk in Wardrobe
- Bedroom Two: 10'8 x 10'0
- 50ft South Facing Garden with Out Buildings

## Agents Notes

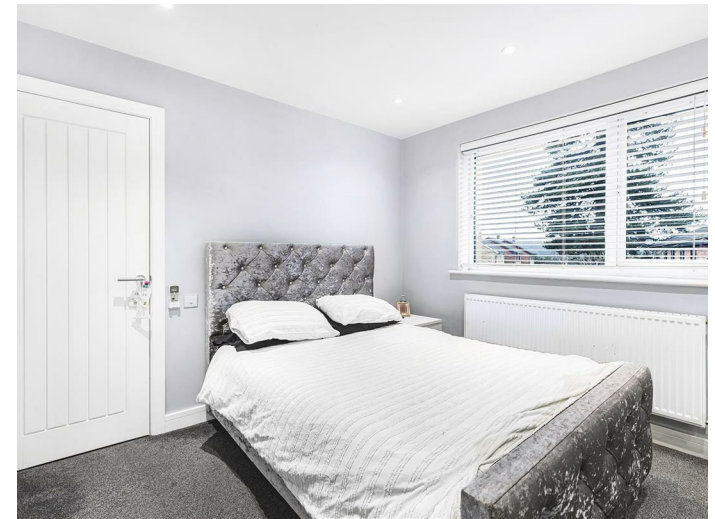
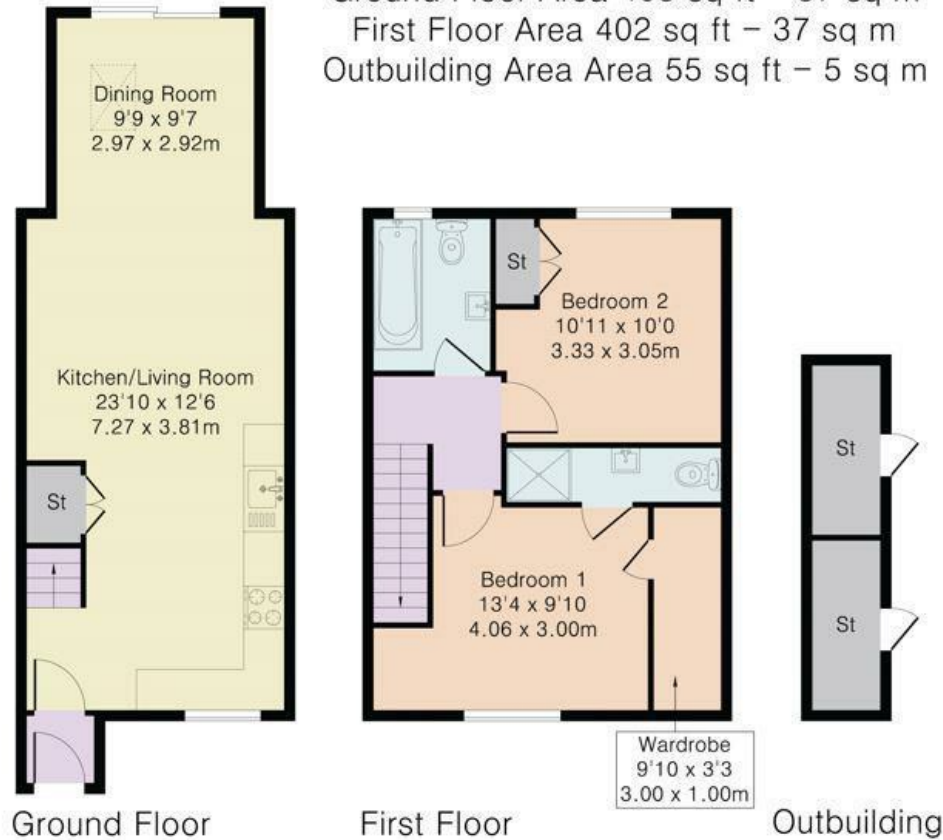
The property has been finished to an exacting standard with quality fixtures and fittings throughout including Luxury kitchen and bathrooms, quality tiling, air conditioning, security lighting and new driveway.

**Approximate Gross Internal Area 805 sq ft - 74 sq m**

Ground Floor Area 403 sq ft – 37 sq m

First Floor Area 402 sq ft – 37 sq m

Outbuilding Area Area 55 sq ft – 5 sq m



**Contact us**

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

01707 649779

[www.andrewward.co.uk](http://www.andrewward.co.uk)

**Our Offices**

**BARNET**

175 High Street, Barnet EN5 5SU

Tel: 020 8441 6000

Email: [barnet@andrewward.co.uk](mailto:barnet@andrewward.co.uk)

**BROOKMANS PARK**

35 Bradmore Green, Brookmans Park AL9 7QR

Tel: 01707 649779

Email: [brookmanspark@andrewward.co.uk](mailto:brookmanspark@andrewward.co.uk)

**POTTERS BAR**

149 High Street, Potters Bar EN6 5BB

Tel: 01707 657181

Email: [pottersbar@andrewward.co.uk](mailto: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