

# BELVOIR!

Welwyn  
9 High Street, Welwyn, Hertfordshire, AL6 9EE

Fulling Mill Lane, Welwyn, Hertfordshire AL6 9NS



Guide Price £799,995 Freehold

Call: 01438 717701

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Belvoir Welwyn are delighted to bring to the market this CHAIN FREE, DETACHED, TWO BEDROOM BUNGALOW within walking distance to the ever popular Welwyn Village! Based on an approximate plot of 0.2 acres, this property offers HUGE POTENTIAL TO EXTEND (STPP)!

Internal accommodation boasts a spacious Entrance Hall, a large Lounge/Diner, Conservatory, fully fitted Kitchen, a Shower Room and two double Bedrooms! Externally there is a large driveway and car port to the front, providing ample parking. The rear garden is mainly laid to lawn, with a shrubbery border and a lovely patio area - perfect for your outdoor furniture.

Fulling Mill Lane is located in the picturesque Village of Welwyn, and is within walking distance of the High Street, home to a range of amenities including doctors and dental surgeries, award winning restaurants, pubs, tea rooms, boutique shops and a Tesco Express. Renowned primary schooling is within walking distance with secondary schooling just a short distance away. For commuters, there is Welwyn North mainline station (just a five minute drive away) with fast and frequent services into London and northwards, and the A1(M) Junction 6 (0.5 miles away), M1 and M25 for road links.



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### Entrance Hall

A spacious Entrance Hall with wood style laminate flooring, access to multiple storage cupboards, access to loft space and doors leading to

### Lounge/Diner

**23'11" x 15'6" (7.29 x 4.74)**

A grand Lounge/Diner with a UPVC double glazed bay window to front aspect, power points, two radiators, a brick built fireplace and sliding doors leading to the Conservatory.

### Conservatory

**9'1" x 9'0" (2.77 x 2.75)**



UPVC double glazed windows and opaque roofing, tiled flooring and double doors leading to the rear garden.

### Kitchen

**13'9" x 12'2" (4.20 x 3.71)**



A fully fitted Kitchen space with a range of base and eye level units, stainless steel sink with stainless steel mixer taps and integrated appliances to include electric oven, gas hob, extractor hood and fridge/freezer. There is a UPVC double glazed window to rear aspect, and external doors leading to both the front and rear.

### Bedroom One

**12'4" x 10'11" (3.77 x 3.33)**

Wood style laminate flooring, UPVC double glazed window to front aspect and double radiator.

### Bedroom Two

**13'6" x 10'0" (4.12 x 3.06)**



Wood style laminate flooring, UPVC double glazed window to rear aspect and double radiator.

### Shower Room



A fully fitted Shower Room comprising a low level flush w.c, wall mounted hand wash basin with stainless steel mixer taps, walk-in shower cubicle and UPVC double glazed opaque window to side aspect. Wall mounted mirror, single radiator, partly tiled walls and extractor fan.

### Garage

**21'7" x 10'8" (6.60 x 3.27)**

### Outside (Front)

A large driveway space with access to Garage and Car Port to the side of the property. There is a small lawn area to the front of the drive as well.

### Outside (Rear)

A large rear garden with plenty of space to extend, mainly laid to lawn with patio area. There is side access to the Car Port at the front of the property.

### Agents Notes

Belvoir are advised;  
Council Tax - Welwyn Hatfield Band F

### BELVOIR DISCLAIMER

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



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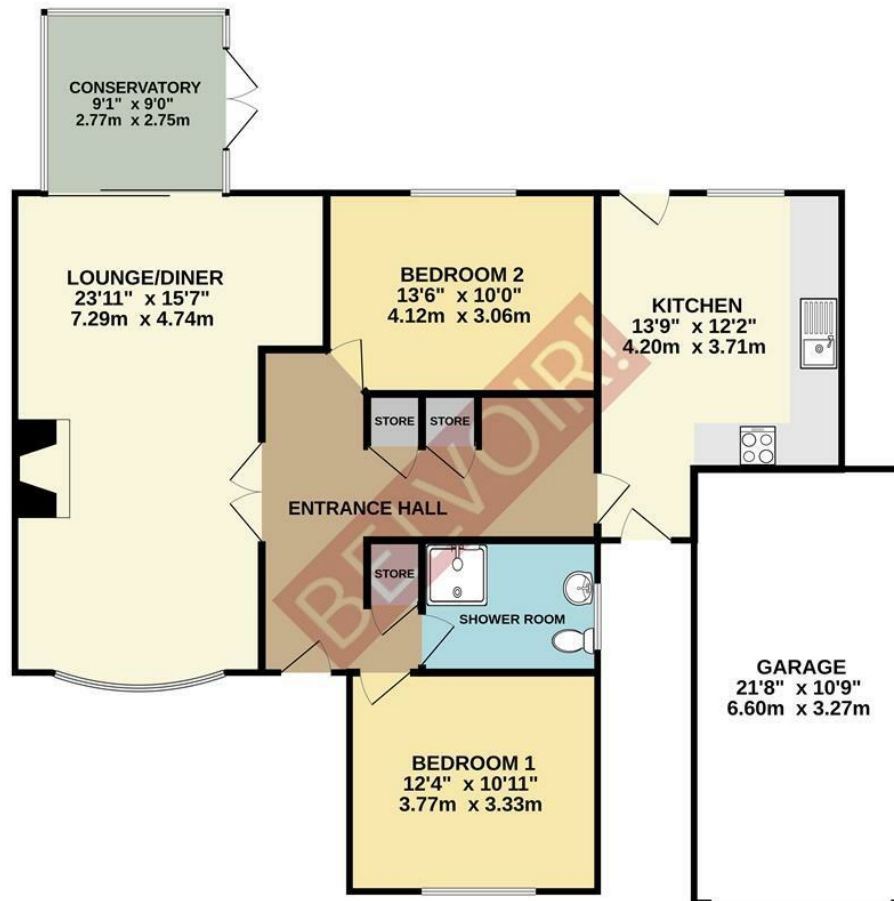
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GROUND FLOOR  
1321 sq.ft. (122.8 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1321 sq.ft. (122.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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