

# KNOLLES CRESCENT

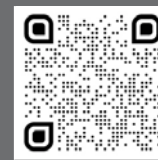
WELHAM GREEN - AL9

THOMAS  
JAMES  
ESTATE AGENTS



- TWO BEDROOM HOUSE
- END OF TERRACE
- SIDE ACCESS TO REAR GARDEN

- UPSTAIRS BATHROOM
- COUNTRY VIEWS
- VILLAGE LOCATION



FOR SALE  
OIEO £425,000  
FREEHOLD

# KNOLLES CRESCENT

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## TWO BEDROOM HOUSE

Offers in excess of £425,000 FREEHOLD

### IN BRIEF

If you're looking for a village house with easy access to local shops and a train station, and with fabulous countryside views this could be the place for you. Situated in the popular village of Welham Green, this spacious two bedroom end of terrace property faces onto a shared green space and has a large and sunny southwest-facing garden.

The property has been owned by the same family since the 1960s and it's easy to see why. The location and orientation are ideal

### PROPERTY DESCRIPTION

The house is set back behind a large shared green space and its own front garden, complete with a lawn, central path, picket fence and gated side access to the large wraparound garden.

The house has a logical layout and generous room sizes that make it ideally suited to modern living, and it's in good condition throughout, with contemporary fixtures and fittings. There's also scope to extend the house to the rear, and several neighbouring properties have added large conservatories.

Downstairs there are three rooms set around a central hallway: a large living room, a kitchen, and a study/utility room. The living room is 18'6" by 10'3" and has great natural light from large picture windows at each end. The focal points of the room are the gas fire with a traditional mantelpiece and the view of the garden and the fields beyond through the rear window.

The kitchen also has lovely garden views through a wide window above the sink. Fitted floor cabinets wrap around two walls, providing ample worktop space and housing a combination of integrated and freestanding appliances.

COUNCIL TAX BAND: D  
WELWYN HATFIELD

EPC RATING: D

FREEHOLD



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### VIDEO



The third room downstairs, currently accessed via the kitchen, is suitable for a variety of uses and would make an excellent study/workspace, utility room or home gym.

The first floor has two large double bedrooms, a bathroom, and a separate WC. The main bedroom has the same generous proportions as the living room below so there's plenty of space for a superking bed and bedroom furniture. It also has a window at each end, and the rear window has far-reaching views over the garden and the open countryside beyond. The second double bedroom has lovely light from two windows. Both rooms are carpeted for comfort.

Both the bathroom and WC have windows to provide light and ventilation. The bathroom is mainly tiled and fitted with an easy access shower enclosure and a wall hung washbasin, whilst the WC has a traditional level cistern.

The garden, accessed through a rear back lobby off the kitchen or via the gated side access, wraps around the house.

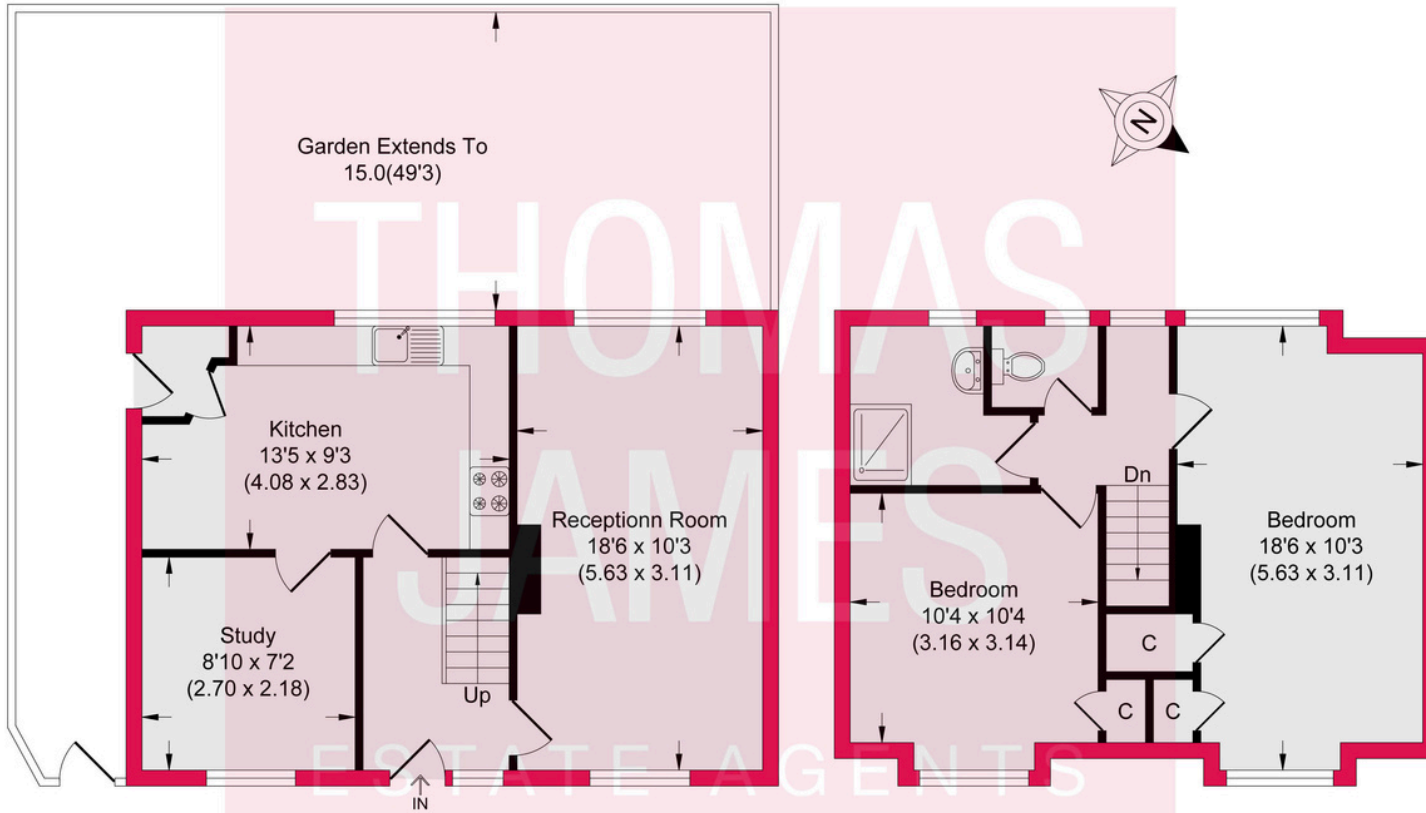
This is a truly delightful space with a paved path and terrace adjacent to the house, a large lawn, and a path to a second terrace and a shed at the end. Beyond the garden are open fields. The property also benefits from a right of way via a side vehicle access way which could create the possibility of a rear drive /parking space.

### LOCAL LIFE

- The village of Welham Green is in the parish of North Mymms, a mile to the west of the A1 and two miles south of the town of Hatfield.
- The property is within easy walking distance of local shops, schools, and the train station, and is a short drive from the many amenities in Hatfield town centre, including the popular Hatfield Galleria outlet shopping centre.
- It's a ten minute walk to Welham Green station which has regular direct approximately 40-minute trains to King's Cross and Moorgate in London.
- Road links are good with the A1(M) and M25 both a 7-8 minute drive.

Ground Floor  
44.25 sq.m. (476.30 sq.ft.) approx.

First Floor  
38.93 sq.m. (419.04 sq.ft.) approx.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 83.18 sq.m. (895.34 sq.ft.) approx.

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

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

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