



Skimpans Close
Welham Green, AL9

Skimpans Close, Welham Green, AL9 7PB

Chain FreeA beautifully presented and newly refurbished five-bedroom semi detached family home, ideally situated in the popular residential area of Skimpans Close, Welham Green.

Offered chain free, this spacious property provides approximately 1,716 sq ft (159 sq m) of accommodation arranged over two floors, making it an excellent choice for families seeking generous living space in a desirable Hertfordshire location.

The ground floor offers an impressive open-plan kitchen/dining room, measuring approximately 32'9" x 12'4", providing an excellent modern family and entertaining space. The kitchen is complemented by a separate utility room, while the spacious living room benefits from an attractive outlook and provides a comfortable additional reception area.

Also on the ground floor are two well-proportioned bedrooms, a family bathroom and a generous hallway with stairs leading to the first floor. The layout offers considerable flexibility and could suit families requiring bedrooms for children, guests, or home-working space.

The first floor provides three further bedrooms, including a principal bedroom, together with a modern shower room and useful storage.

Having undergone a comprehensive refurbishment, the property is presented in excellent condition throughout, offering prospective purchasers the opportunity to move in with little or nothing to do.

Outside, the property benefits from its detached position and private garden, while the quiet close setting provides a pleasant residential environment.



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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Local Authority:
Welwyn & Hatfield
Council Tax Band: D
Tenure: FREEHOLD

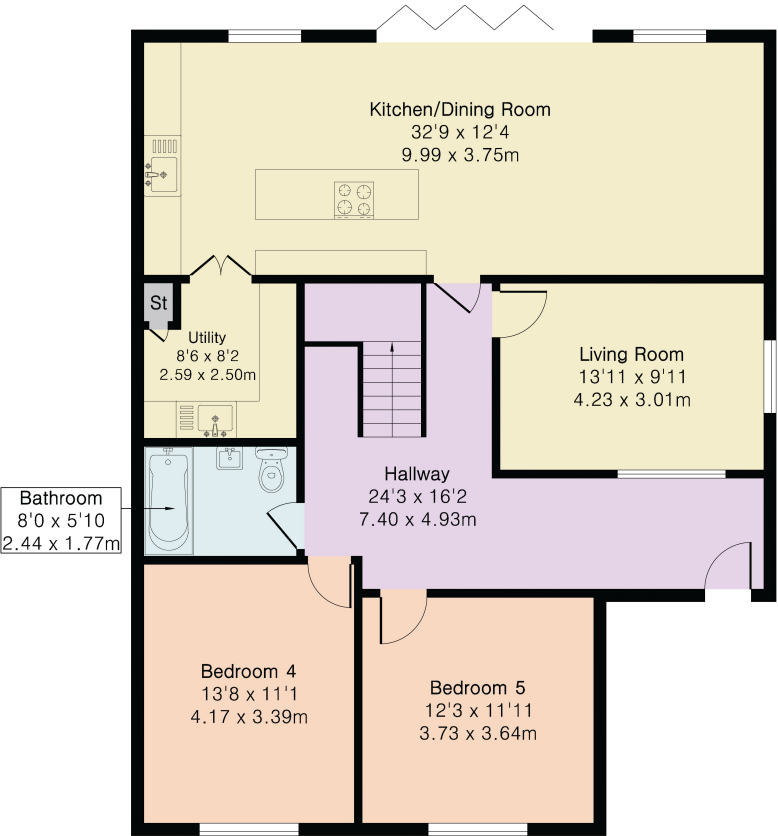


DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

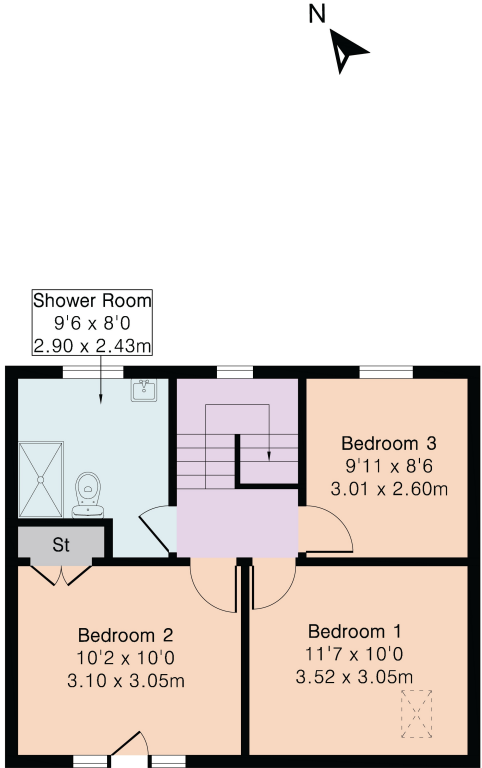
Approximate Gross Internal Area 1716 sq ft - 159 sq m

Ground Floor Area 1242 sq ft – 115 sq m

First Floor Area 474 sq ft – 44 sq m



Ground Floor



First Floor



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