



Alderman Close
Welham Green AL9

26 Alderman Close, Welham Green AL9 7DS

A Rarely Available Three-Bedroom Detached Bungalow in the Heart of Welham Green

A rarely available larger-than-average three-bedroom, two-bathroom detached bungalow, quietly positioned within a desirable cul-de-sac in the heart of Welham Green Village.

Offering well-proportioned accommodation throughout, the property features a comfortable living room, fitted kitchen and bright conservatory, together with three bedrooms, one benefiting from an en-suite shower room, plus a family bathroom.

Outside, the property enjoys a generous 20ft x 40ft rear garden, private driveway and garage, providing excellent outdoor space and convenient off-street parking.

The property is ideally suited to those looking to downsize without compromising on space, while its peaceful setting and excellent village location make it an appealing home for a wide range of buyers.

Alderman Close is a quiet cul-de-sac situated just off Dixons Hill Road, conveniently positioned in the heart of Welham Green Village.

A range of local amenities are within a very short walk, including local shops, Welham Green Mainline Railway Station and the local primary school. The railway station provides direct services towards London King's Cross and Moorgate, making the location particularly convenient for commuters.

The neighbouring areas of Brookmans Park, South Mimms, Potters Bar and Colney Heath are all just a short drive away. For those travelling further afield, the A1(M) and M25 are also readily accessible.





















Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**Approximate Gross Internal Area 1045 sq ft - 97 sq m
(Excluding Garage)**

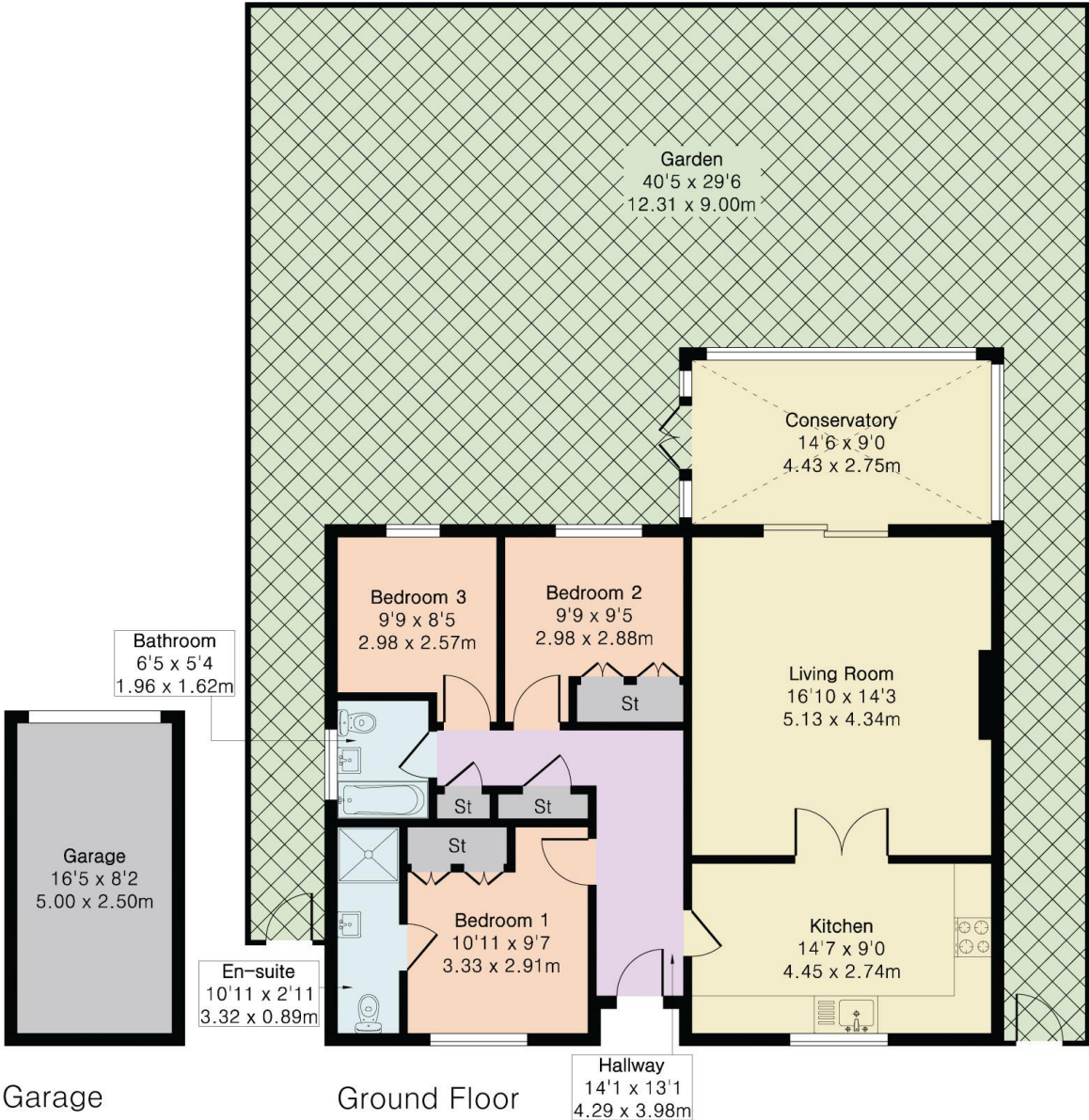
Garage Area 135 sq ft – 13 sq m



Local Authority:
Welwyn & Hatfield
Council Tax Band: E
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.





**Brookmans
Park Office**

53 Bradmore Green, Brookmans Park, Herts, AL9 7QS

T: 01707 661144

E: brookmans@statons.com

STATONS
www.statons.com