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*Dixons Hill Close, Welham Green, Hertfordshire, AL9 7EF*  
*Guide price £1,100,000*



A lovely four bedroom, four reception rooms, detached home occupying a substantial plot and situated in a cul-de-sac location backing directly onto open countryside. To front of the property a gated and set back entrance provides the perfect entry into this family home whilst to the rear of the property are beautiful vistas of a low maintenance rear garden and open fields beyond. Well presented accommodation is arranged over two floors offering functional and flexible living spaces that will suit every member of the family. A large entrance hall leads to an open lounge and dining room, a country style kitchen/breakfast room complete with breakfast island, a utility/play room, two bedrooms, a study and a family sized bathroom. Upstairs are two further bedrooms, one with en-suite and an additional shower room. Double doors from the dining room gives an easy flow to the patio area and rear garden which is stocked with a variety of mature shrubs and plants. The extensive driveway to the front provides off road parking for several cars which in turn leads to the detached garage to the side of the property. Dixons Hill Close is a cul-de-sac off Dixons Hill Road situated within a short journey of the village shops, mainline railway station (Less than a 20 minute walk) and local primary school. There is also easy access to the M25/A1(M) at South Mimms, Junction 23 and Colney Fields Retail Park at London Colney, which includes Marks and Spencer, Sainsbury's and Boots





## *Introduction*

*The Accommodation Comprises: Entrance Hall, Living Room, Dining Room, Kitchen/Breakfast Room, Utility/Play Room/ Studio, Two ground Floor Bedrooms and Bathroom, Study. Two Further First Floor Bedrooms plus En-suite & Shower Room. Garage.*

## *Entrance Hall*

*Feature front door with sealed unit stained glass leaded insert glazed panels with complementary sides. Oak flooring. Under stairs cupboard. Radiator.*

## *Living Room*

*Double glazed bay window to front. Radiator. Open fireplace with surround. Oak flooring. Dado rail.*









### **Dining Room**

Double glazed french doors to rear. Oak flooring.

### **Kitchen/Breakfast Room**

Fitted wall and base units with granite work surfaces and complementary breakfast island. One and half bowl under mounted sink. Space for range style cooker. Space for dish washer, fridge and freezer. Radiator. Double glazed door to rear.

### **Utility/Play Room/Studio**

Steps down from Kitchen. Plumbing for washing machine and sink. Laminated flooring. Door to front. Studio potential.

### **Bedroom Four**

Oak flooring. Double glazed bay window to front. Radiator.



### **Study**

Double glazed window to side. Radiator. Carpet.

### **Bedroom Three**

Oak flooring. Double glazed window to rear.

### **Bathroom**

Suite comprising low level WC. Bath with overhead shower. Wash hand basin. Spotlights to ceiling. Tiled floor. Double glazed window to rear.

### **Stairs to First Floor**

### **First Floor Landing**

Stairs from Hall. Double glazed window to rear. Carpet.



### **Bedroom One**

Built in wardrobes. Carpet. Double glazed windows to front. Two radiators. Eaves storage.

### **En-Suite**

Suite comprising: low level WC. Bidet. Bath with mixer taps. Wash hand basin. Double glazed window to rear.

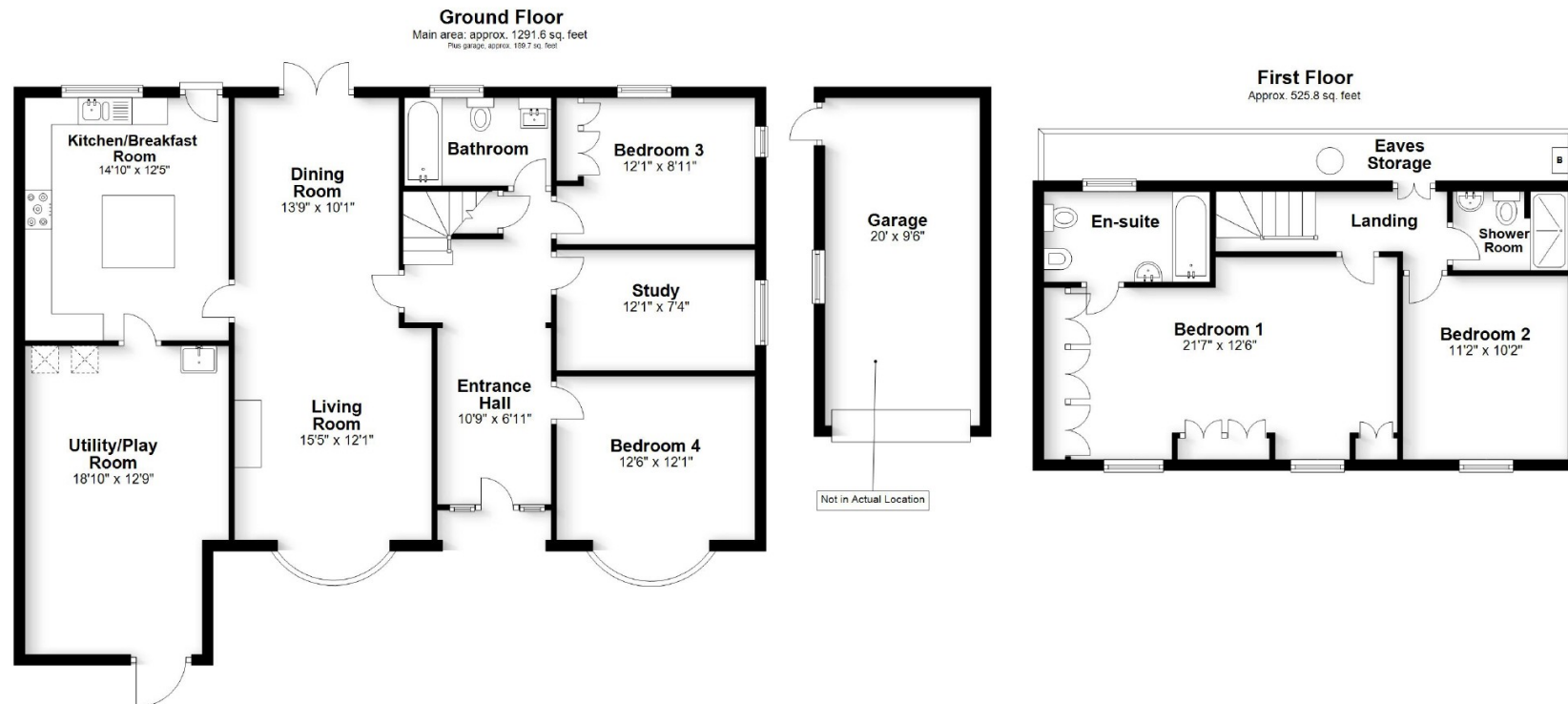
### **Bedroom Two**

Double glazed window to front. Radiator. Carpet.

### **Shower Room**

Low level WC. Wash hand basin. Shower cubicle. Radiator.





Main area: Approx. 168.8 sq. metres (1817.3 sq. feet)  
Plus garage: approx. 17.6 sq. metres (189.7 sq. feet)

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. Not to scale.

## Exterior

### Garage

*Detached to side via side drive.*

### Front Garden

*Timber swing gate leading to wide area of shingled drive providing parking and turning for a number of vehicles.*

### Rear Garden

*Mainly laid to lawn with patio. Overlooking open fields to the rear.*

## Energy Performance Certificate: D

### Disclaimer

*Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.*

### Council Tax Rating

*Welwyn Hatfield Borough Council*

### Council Tax Band

*TBC*

### Council Tax Charge

*£*





