



32 Greville Close
North Mymms, Hatfield, AL9 7ED
£450,000



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Located in Welham Green is this three bedroom, terraced home.

Welcome to Greville Close. A bright and large box bay window floods the lounge with lots of natural light, offering views out to a green. The lounge is a good size with space for a large sofa. Through to the dining room, open the sliding patio doors to bring the outside in, perfect during the warmer months. The kitchen has plenty of worktop space for cooking or baking, and has an integrated oven with gas hob, and has an integrated oven with gas hob, and has an integrated oven with gas hob. Off the kitchen is a brick built conservatory, currently being used as a utility and breakfast room. A WC completes the downstairs living space. The property has also had a brand new boiler installed in 2023.

Upstairs are three bedrooms. Bedroom one has built in furniture, ideal for storage. Bedroom two and three are good sizes, with bedroom two having a built in wardrobe and three, shelving. The three piece bathroom completes upstairs.

The courtyard style garden has plenty of space to sit and enjoy a book, surrounding yourself with shrubs. To the back is a raised fishpond. There is also a brick built shed, perfect for storage.

Welham Green has a host of amenities on your doorstep including convenience stores, various takeaways, a pharmacy, hairdressers and barbers. For those with a sweet tooth, Hertfordshire's famous bakery Simmons is a great spot for fresh bread, cakes and our favourite gingerbread men. For those with primary school age children, St Mary's Church of

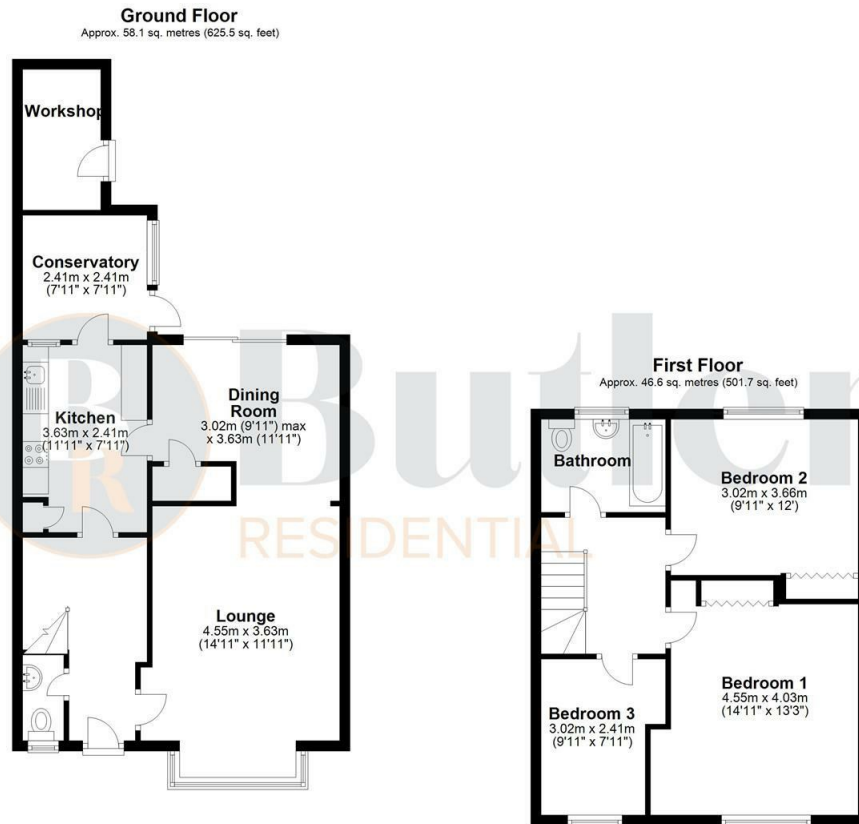




England school is a short walk away. Welham Green mainline station is within walking distance and gets you into Kings Cross/St Pancras in less than 40 minutes.



Floor Plan



Total area: approx. 104.7 sq. metres (1127.2 sq. feet)

Viewing

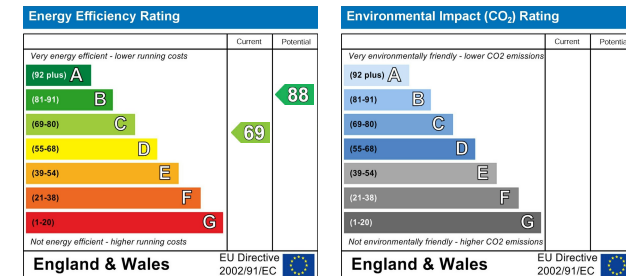
Please contact us on 01438 584400 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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