



RED LODGE TOLLGATE ROAD, WELHAM GREEN, NORTH MYMMS AL9 7TW

Guide Price £1,399,950 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

A charming five bedroom detached former lodge house set in beautiful grounds (0.71 of an Acre) with massive potential to extend/develop (subject to planning). The property has been extended over the years to provide well balanced living space comprising five reception rooms, spacious kitchen/breakfast room, utility room, boot room and cloak room. To the first floor are five bedrooms and family bathroom with the master enjoying en suite facilities. The property is approached by a gated drive with plenty of parking with integral double garage. To the rear are beautiful mature gardens with full width patio extending to 175ft with large storage sheds and stunning open countryside views.





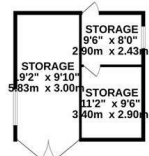
## Property Features

- Living Room: 18'8 x 16'5
- Sun Room: 17'5 x 12'4
- Kitchen/Breakfast Room: 21'1 x 15'6
- Study: 16'5 x 11'6
- Double Garage: 16'5 x 15'3
- Five Bedrooms
- Family Bathroom & En Suite to Master
- Snug: 14'1 x 12'10
- Utility & Boot Room
- 0.71 Acre Plot

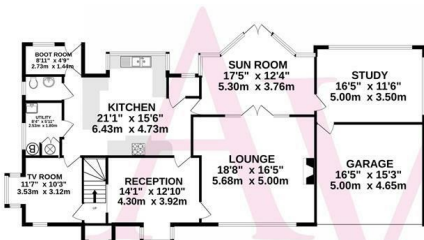
## Agents Notes

The property offers a wealth of charm & character and is situated on the periphery of Welham Green with fantastic transport links by rail and car to London, A1(M), M(25) and both Luton & Heathrow airports. The property also comes to market chain free.

OUTBUILDINGS  
370 SQT (1,146 SQT) approx.



GROUND FLOOR  
1800 SQT (1,965 SQT) approx.



FIRST FLOOR  
1006 SQT (1,073 SQT) approx.



TOTAL FLOOR AREA : 2983 sq.ft. (277.2 sq.m.) approx.

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

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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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