



17 Somersham
Welwyn Garden City | Hertfordshire | AL7 2PZ

FINE & COUNTRY

STEP INSIDE

17 Somersham

A four-bedroom detached family home with double garage and off-street parking for four cars, situated in a quiet cul de sac location. The property offers 2175 sq. ft. of accommodation including double garage. The property is lights and spacious, a fabulous family home and within walking distance to local schools and shops with a superb town centre for shopping and restaurants. The property has gas central heating and built of standard construction and on mains sewerage.

Step Inside

As you enter this family home there is an inviting, warm feeling. Light wood effect flooring throughout the hallway continuing into the living room with a central feature fireplace. A sliding patio door across the rear from the living room and dining area where you can sit and enjoy the views of the tranquil garden.

The first floor offers three well laid out bedrooms with ensuite shower room to the guest bedroom and family bathroom. The top floor is the master bedroom suite with plenty of built in wardrobes and ensuite bathroom.

The layout of this home flows beautifully, set over three levels with approximately 2175 sq. ft. of accommodation.

The fascia and soffits have been recently replaced over the past few years and the double-glazed windows are within the past 5 years. Council Tax: Band G











STEP OUTSIDE

17 Somersham

Step outside

The rear garden is enclosed with a laid lawn and various tree and shrub borders, side access and water tap. There is a double garage with power and light and driveway parking for four cars in front of the garages. This is great for a family with plenty of parking and nestled at the end of a quiet cul de sac.

Location

Somersham is one of the prime roads on the edge of Panshanger and is particularly well placed for access to open parkland and countryside with Moneyhole playing fields and Birchall Wood adjacent. This property enjoys a great position at the head of a cul-de-sac on a corner site. Panshanger offers schooling for all ages, local shops and doctor's surgery, along with easy access to the town centre and all major road links (A414 Hertford & A1M motorway). The town centre which is 2 miles away provides all high street shopping amenities- John Lewis, Marks & Spencer, Waitrose supermarket and mainline rail station (London Kings Cross 25 mins).

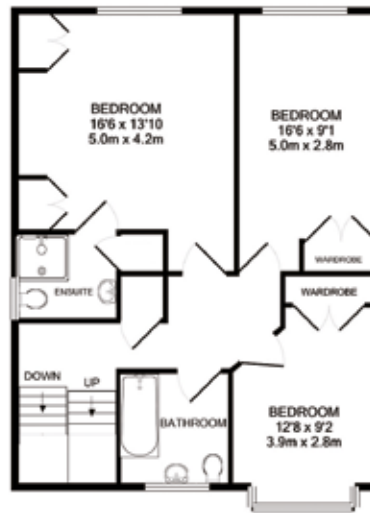


17 SOMERSHAM

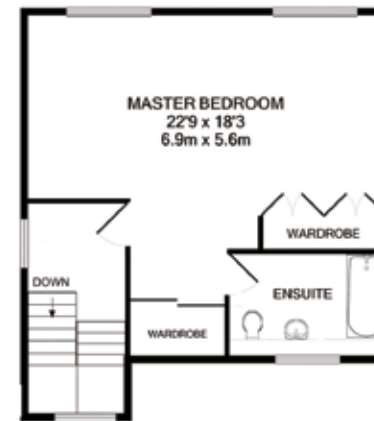
GROUND FLOOR
656 sq.ft. (61 sq.m.) approx



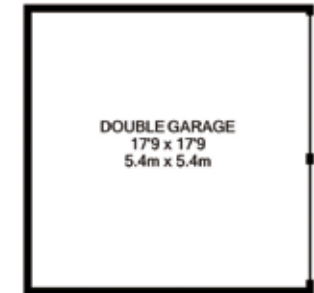
1ST FLOOR
685 sq.ft. (63.7 sq.m.) approx



2ND FLOOR
520 sq.ft. (48.3 sq.m.) approx



GARAGE
314 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA: 2175 sq.ft. (202.1 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.

Council Tax Band: G

Tenure: Freehold

£ 800,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 10880001 Registered Office: The Elms, Aspenden, Buntingford, Hertfordshire, England, SG9 9PG. Printed





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