



84 Somers Road, Welham Green, Herts, AL9 7PY
£500,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Three bedroom end of terrace house requiring refurbishment with separate lounge and dining room. Ground floor wet room. Good sized bedrooms. Family bathroom. Separate W.C. Walking distance from Welham Green mainline station and local shops. Offered chain free.



- THREE BEDROOM END OF TERRACE HOUSE
- OFFERED CHAIN FREE
- WALKING DISTANCE FROM WELHAM GREEN MAINLINE STATION AND SHOPS
- SEPARATE LOUNGE AND SEPARATE DINING ROOM
- GROUND FLOOR WET ROOM AND FIRST FLOOR BATHROOM WITH SEPARATE W.C.
- GOOD SIZED WESTERLY GARDEN
- PROPERTY REQUIRES REFURBISHMENT
- ELECTRIC HEATING WITH DOUBLE GLAZING
- TENURE - FREEHOLD
- COUNCIL TAX BAND D - WELWYN AND HATFIELD COUNCIL



White UPVC front door with obscure glass panels and side light opening into

HALLWAY

Electric wall mounted heater. Straight flight of stairs to first floor. Door through to

LOUNGE

Coving to ceiling. Electric wall mounted heater. Feature electric fireplace with marble hearth and wooden surround. UPVC double glazed window to front and rear.

DINING ROOM

Coving to ceiling. Electric wall mounted heater. White UPVC double glazed window to front. Door through to

KITCHEN

Comprising of wooden wall, drawer and base units with cream working surfaces above. Space for washing machine. Space for cooker. Space for fridge / freezer. Laminate flooring. Stainless steel sink mixer tap and double drainer. Under stairs storage cupboard housing consumer unit and electricity meter. White UPVC double glazed window to rear. White UPVC double glazed casement door to rear.

GROUND FLOOR WET ROOM

White suite comprising close coupled W.C. Mira Advanced electric shower with overhead shower attachment. Grab handle. Wall mounted sink with singular taps. Fully tiled walls and floor. Spotlights to ceiling. Electric towel rail. Under floor heating. White UPVC double glazed obscure glass window to side.

FIRST FLOOR LANDING

Access to loft. Wall mounted electric heater. White UPVC double glazed window to rear. Storage cupboard housing water tank with rack shelving.



BEDROOM ONE

Fitted wardrobes with hanging rail and shelving. Fitted chest of drawers. Storage cupboard with hanging rail and shelving. White UPVC double glazed window to front.

BEDROOM TWO

Wall mounted electric heater. Storage cupboard with hanging rail and shelving. White UPVC double glazed window to front.

BEDROOM THREE

Coving to ceiling. Storage cupboard with hanging rail and shelving. White UPVC double glazed window to rear.

BATHROOM

White suite comprising bath with Triton electric shower and separate hand held shower attachment. Singular taps, Grab handles. Sink set within vanity unit with storage cupboard below. Singular taps. Electric heater. Part tiled walls. Laminate flooring. White UPVC obscure glass window to rear. ,

SEPARATE W.C.

White suite comprising high flush W.C. Grab handles. Wall mounted low level electric heater. White UPVC double glazed window to rear.

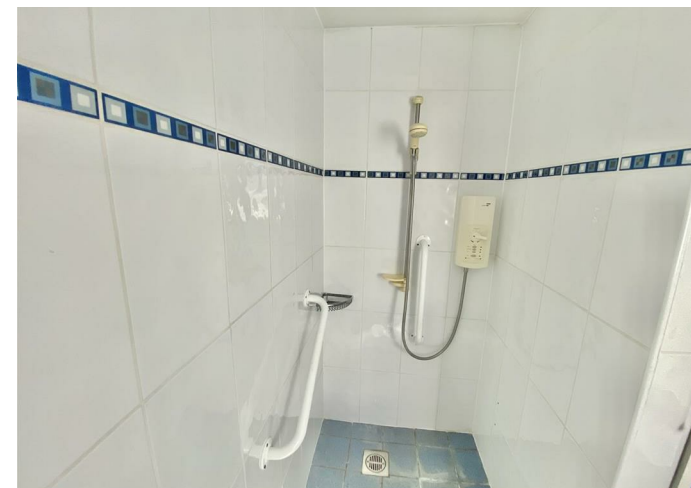
REAR OF PROPERTY

70' approx (21.34m approx)

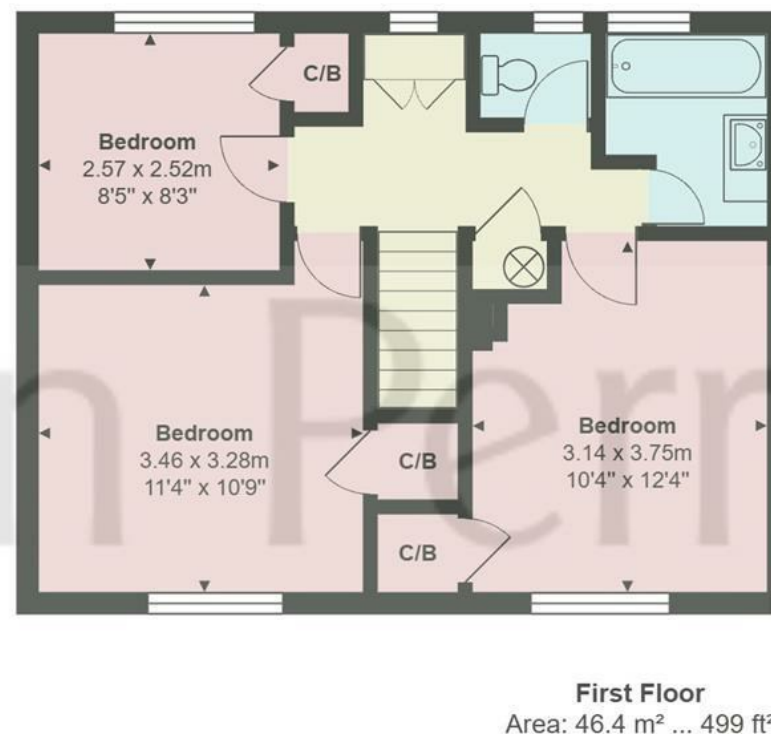
Accessed via kitchen. Step free access onto patio area with pathway to rear of garden. Roll out awning. Plant and shrub borders. Garden is predominately laid to lawn. Timber shed to rear. Access to side of property leading to front.

FRONT OF PROPERTY

Pathway leading up to front door. Small step up. Pathway leading to side of property. Laid to lawn to both sides of pathway. Hedging to front. White UPVC double glazed door to storage space.







Somers Road, Hertfordshire EN6

Total Area: 72.7 m² ... 782 ft² (excluding ent. hall, c/b, lounge, store)

All measurements are approximate and for display purposes only

Duncan Perry



The Estate Office, 48A The Broadway, Potters Bar, Herts., EN6 2HW
t. 01707655466 | e. sales@duncanperry.co.uk |

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL