



100 Dellsome Lane, Welham Green, North Mymms, AL9 7ND
£435,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

We are pleased to offer for sale this very well presented 3-bedroom home located in the village of Welham Green with easy access to shops, station, schools and excellent road links. The ground floor features lounge, kitchen, cloak room/utility and conservatory/diner and upstairs are 3 bedrooms and modern family bathroom. Externally there is large rear

garden overlooking fields and to the front off street parking and side access to rear.



- WELL PRESENTED THREE BEDROOM HOUSE
- VILLAGE LOCATION
- EASY ACCESS TO SHOPS, STATION, SCHOOLS AND ROAD LINKS
- LOUNGE
- KITCHEN
- CLOAKROOM /UTILITY
- CONSERVATORY/DINER
- MODERN FAMILY BATHROOM
- LARGE REAR GARDEN AND OFF STREET PARKING
- FREEHOLD, COUNCIL TAX C - WELWYN AND HATFIELD COUNCIL



Composite front door with diamond shaped obscure glass panels. Opens into:

ENTRANCE LOBBY AREA

Stairs rising to first floor. Column radiator. Wood effect flooring. Doorway through to:

LOUNGE

Spotlights to ceiling. White UPVC double glazed window to front. Covered radiator. Wall mounted TV point. Open fireplace (not in use). To either side of the chimney breast are fitted cupboards and shelving. Under stairs storage cupboard which houses gas meter and consumer unit. Open aspect through to:

KITCHEN

Fitted with a range of kitchen units with wall, drawer and base units in white. Wood effect working surfaces above. Tiled splashbacks. Space for an electric oven with stainless extractor above. Space for dishwasher. Stainless steel sink with mixer tap. Double radiator. Spotlights to ceiling. White UPVC double glazed window to rear which faces onto a conservatory. Door to conservatory, Door to:

UTILITY SPACE

Kitchen cupboards in grey. Integrated washing machine. Wooden working surface. Integrated fridge and freezer. Vertical column radiator. Extractor. Doorway through to:

DOWNSTAIRS WC

Concealed cistern WC with integrated flush. Wash hand basin set within a vanity unit with storage cupboards below and corner mounted mixer tap. Extractor. Tiled floor. Part tiled walls. Wooden shelving. White UPVC double glazed window to rear.



CONSERVATORY/DINING ROOM

Accessed from the kitchen. Double glazed white UPVC windows to three sides. Covered radiator. Wood laminate flooring. Wall light. Casement door onto garden.

FIRST FLOOR LANDING

Access to a good sized storage cupboard. Spotlights to ceiling. Access to loft via a drop down ladder.

BEDROOM ONE

Double radiator. White UPVC double glazed window to front. Large storage cupboard which has shelving and hanging rails & serves as a walk-in wardrobe. To either side of the bed are down lighters. and fixed wall shelves. Fitted wardrobes in white.

BEDROOM TWO

White UPVC double glazed window to rear. Single radiator.

BEDROOM THREE

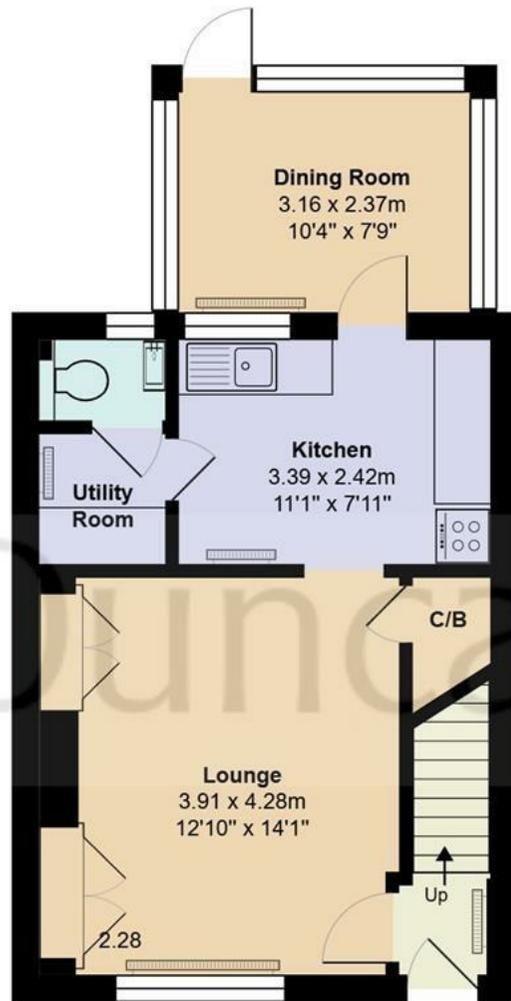
Double radiator and white UPVC double glazed window to rear.

BATHROOM

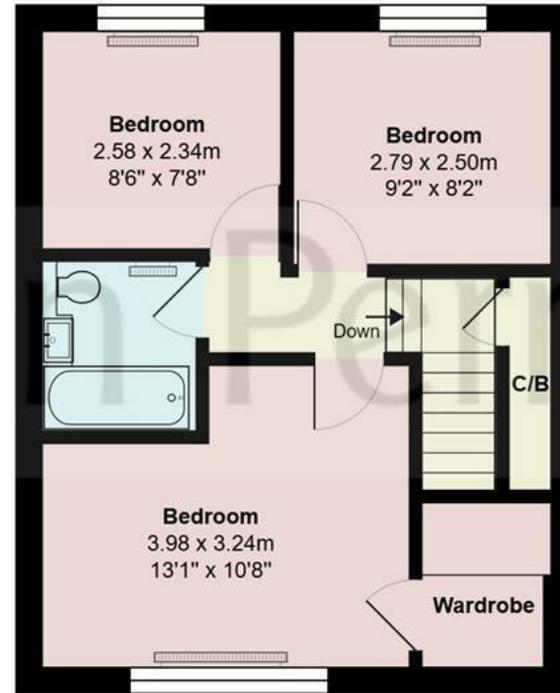
Fitted with a white suite comprising of bath with mixer tap, integrated onto the shower controls where there is a separate hand held shower attachment and a fixed large over head shower head. Sink set within a vanity unit with storage cupboards below and mixer tap. Concealed cistern WC with integrated flush. Tiled walls. Tiled floor. Spotlights and an extractor to ceiling. Chrome heated towel rail.







Ground Floor
Area: 42.0 m² ... 452 ft²



First Floor
Area: 37.7 m² ... 406 ft²

Dellsome Lane, Hertfordshire AL9

Total Area: 79.7 m² ... 858 ft²

All measurements are approximate and for display purposes only

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FRONT OF PROPERTY
 Paved driveway. Pathway and alleyway leading to the rear of the property. Step up to the front door. External lighting.

Freehold. Council Tax band C - Welwyn and Hatfield Council

Property Information
 We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

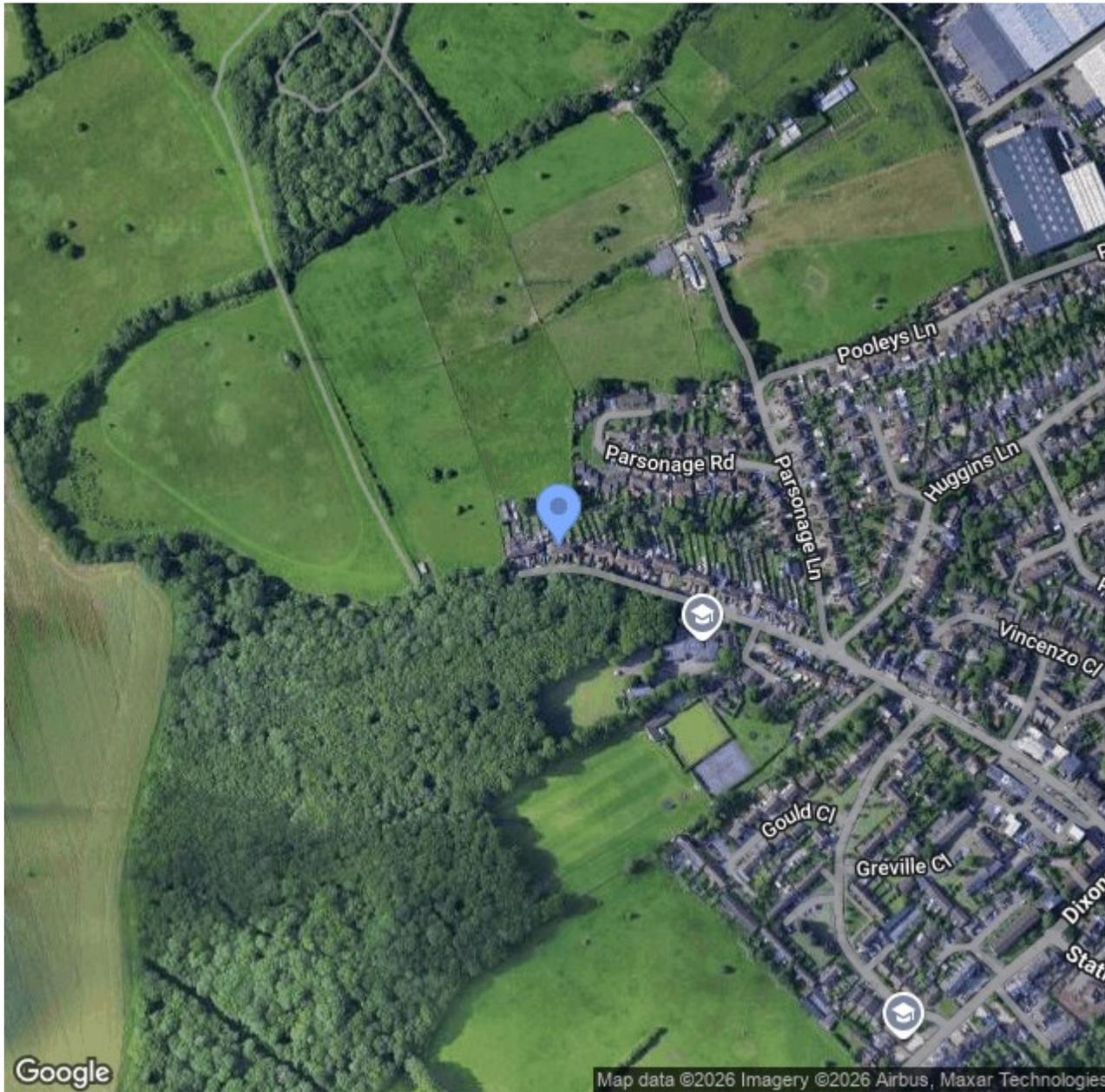
REAR GARDEN

in excess of 100' in length (in excess of 30.48m in length)
 Outside tap. Patio area. Gated access to side. Step up to a further paved patio area. Central lawn section. Mature hedging. Pathway to side. Open countryside views to rear. Two timber storage units.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
85-95 (A)		80-90 (A)	
75-85 (B)		70-80 (B)	
65-75 (C)		60-70 (C)	
55-65 (D)		50-60 (D)	
45-55 (E)		40-50 (E)	
35-45 (F)		30-40 (F)	
25-35 (G)		20-30 (G)	
15-25 (H)		10-20 (H)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
68	80		

England & Wales EU Directive 2002/91/EC



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