

WELHAM ESTATES



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11 Somers Road, Welham Green, North Mymms AL9 7PR



Situated in the Heart of Welham Green Village. 4 bedroom semi-detached house offering 1880 Sq/Ft with integral garage, downstairs W.C., En-suite to main bedroom, driveway and private rear garden. Extended to side and rear, offering spacious accommodation & short distance to Village Green, shops, schools and rail station.

- 4 Bedrooms
- 3 Receptions
- Family Bathroom, Downstairs W.C. & En-suite
- 1780 SQ/FT Inc. Garage



Ground Floor

- **Porch** 2.05m (6'9") x 1.75m (5'9")

Window to side, window to front, open plan, door to:

- Storage cupboard, stairs, door to:
- **WC** 1.87m (6'2") x 1.85m (6'1")

Window to front.

- **Living Room** 4.02m (13'2") x 3.96m (13')

Window to front, door to:

- Window to rear, door to:
- **Lounge** 4.55m (14'11") x 3.71m (12'2")

Bi-fold door, door to:

- **Kitchen/Breakfast Room** 5.88m (19'3") x 5.67m (18'7")

Range of modern wall and floor units, 1.5 bowl sink unit, ceramic hob, stainless steel extractor, double oven, built in dishwasher, central unit with built in wine rack. Window to rear, two skylights, bi-fold door, door to:

- **Utility** 1.87m (6'2") x 1.87m (6'2")

Vaillant boiler, water tank. Open plan, door to:

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- **Garage** 4.55m (14'11") x 3.20m (10'6")

Two skylights, door.

• First Floor

- **Bedroom** 4.06m (13'4") x 4.01m (13'2")

Window to front, Storage cupboard, sliding door, door to:

- **Bedroom** 2.85m (9'4") max x 2.64m (8'8") plus 0.25m (0'10") x 0.25m (0'10")

Window to front, Storage cupboard, door to:



- **Bedroom** 4.02m (13'2") x 2.70m (8'10")

Window to rear, two storage cupboards, door to:

- **Family Bathroom** 2.00m (6'7") x 1.64m (5'5") plus 0.25m (0'10") x 0.25m (0'10")
Low flush W.C., shower cubicle, vanity unit wash hand basin, uprights heated towel rail, tiled walls and floor.

Window to rear, door to:

- **Landing** 2.91m (9'7") x 1.76m (5'9") plus 0.25m (0'10") x 0.25m (0'10") Roof space access.

Door to:

- **Bedroom** 4.48m (14'8") x 3.77m (12'4")

Window to front, door to:

- **En-suite** 2.67m (8'9") x 1.64m (5'5") Large panelled bath, mixer shower, vanity wash hand basin, enclosed W.C., part tiled walls, heated towel rail.

Window to rear.

- **Walk-in Wardrobe**

Window to rear.

Driveway

3 Car driveway, electric vehicle charging point.

Rear Garden

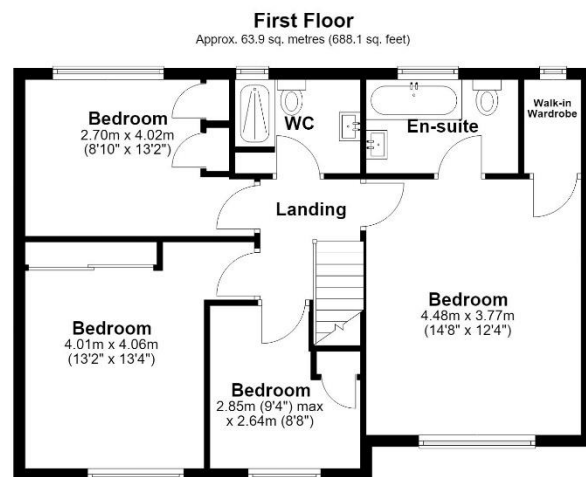
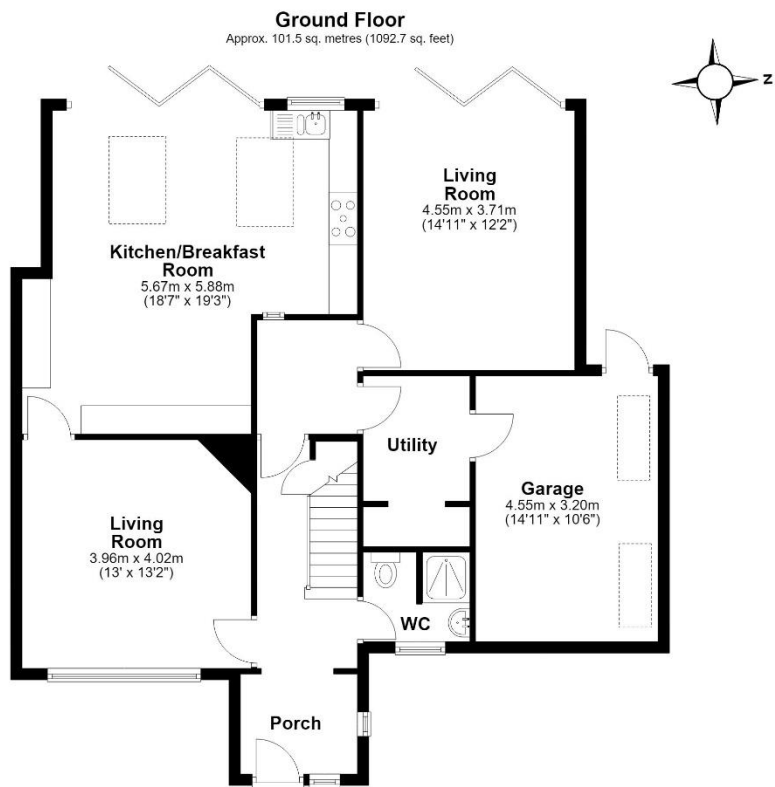
Low maintenance Astroturf area, large summer house, decked area, patio area, access to garage.



Notes: The property is in need of some finishing internally.

Viewing by appointment only through Welham Estates - Sole Agent

Oiro £650,000 Freehold



Total area: approx. 165.4 sq. metres (1780.8 sq. feet)