

shepherds  
A better home  
moving experience



33 Somersham

Welwyn Garden City, AL7 2PZ

**Guide Price £570,000**



## 33 Somersham

Welwyn Garden City, AL7 2PZ

Situated in a quiet no-through road on the ever-popular Panshanger side of Welwyn Garden City, this well-presented three-bedroom detached home offers a great balance of peace and convenience.

You're just moments from Moneyhole Park and surrounding countryside, ideal for walks and getting outdoors, while still being within easy reach of a nearby parade of shops and well-regarded primary schools – making it a strong option for families

Internally, the house is bright and well laid out. The ground floor offers a comfortable living room which flows through to a separate dining area with doors out to the garden – a really nice space for both day-to-day living and entertaining. The kitchen is modern, with plenty of storage and worktop space.

Upstairs, there are three good-sized bedrooms. The main bedroom benefits from an en-suite and built-in wardrobes, with the second bedroom also offering built-in wardrobes. There is also a family bathroom, and a downstairs cloakroom which is always useful.

Outside, the rear garden is private and partly walled, giving it character and a nice sense of seclusion. It's mainly laid to lawn with a patio area, so it's easy to use and enjoy.

A real bonus is the garage located directly behind the property, which can be accessed from the garden, along with off-street parking in front.

In terms of location, you've got good access into Welwyn Garden City town centre and the mainline station, with fast trains into London King's Cross in around 30 minutes – ideal for commuters.

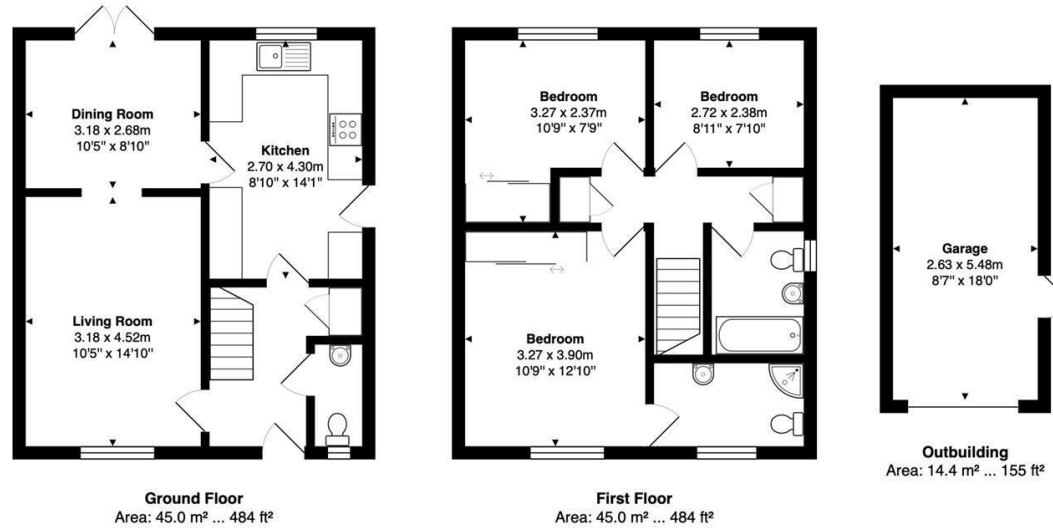




- Three-bedroom detached family home
- Quiet no-through road on the popular Panshanger side of Welwyn Garden City
- Within easy reach of Moneyhole Park and surrounding countryside
- Bright living room leading through to a separate dining area with garden access
- Modern kitchen with good storage and workspace
- Principal bedroom with en-suite and built-in wardrobes
- Second bedroom also with built-in wardrobes
- Family bathroom plus downstairs cloakroom
- Private, partly walled rear garden with patio area
- Garage to the rear with off-street parking in front



## Floor Plan



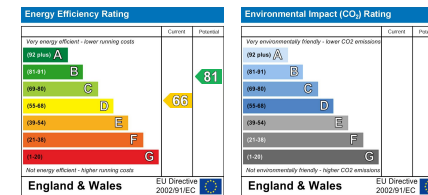
Total Area: 104.3 m<sup>2</sup> ... 1123 ft<sup>2</sup>

FOR ILLUSTRATIVE PURPOSES ONLY: NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

## Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Riverside House, 6 Millbridge, Hertford, SG14 1PY  
Tel: 01992 551955 Email: [enquiries@shepherdsfhertford.co.uk](mailto:enquiries@shepherdsfhertford.co.uk)