



**70 Somers Road, Welham Green, Herts, AL9 7PY**  
**£525,000**

**Duncan Perry**  
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Three bedroom end of terrace house with kitchen / family dining room and separate lounge. 107' x 36' Westerly rear garden. Walking distance from Welham Green mainline station and local shops. Viewing essential.



- THREE BEDROOM END OF TERRACE HOUSE
- KITCHEN / FAMILY DINING ROOM
- SEPARATE LOUNGE
- FAMILY BATHROOM
- 107' X 36' WESTERLY REAR GARDEN
- ON ROAD PARKING
- WALKING DISTANCE OF WELHAM GREEN MAINLINE STATION AND LOCAL SHOPS
- TENURE - FREEHOLD
- COUNCIL TAX BAND D - WELWYN AND HATFIELD COUNCIL
- VIEWING ESSENTIAL



Covered entrance porch. Panelled front door with frosted double glazed panels opens into

### **ENTRANCE HALL**

8'2 x 5'6 (2.49m x 1.68m)

Laminate wood effect flooring. Double radiator. Frosted double glazed window to front.

### **LOUNGE**

19'1 x 10'2 (5.82m x 3.10m)

Narrowing to 8'8. Dual aspect with double glazed windows to front and rear. Wall mounted TV aerial and power point. Hatchway to kitchen. Laminate wood effect flooring. Double radiator.

### **KITCHEN / FAMILY DINING ROOM**

19'1 x 15'8 (5.82m x 4.78m)

Narrowing to 11'2. Dual aspect with double glazed windows to front and rear. Range of wall and base units featuring cupboards and drawers with wooden worktops. Belfast sink with mixer tap. Integrated fridge / freezer. Integrated dishwasher. Integrated washing machine. Space for 1100 range style cooker with Belling extractor hood above. Splashback tiling. Tiled floor. Island unit with matching cupboards and worktop. LED ceiling spotlights. Concealed downlighters. Double radiator. Under stairs storage cupboard housing electricity meter and consumer unit. Part frosted double glazed casement door to rear.

### **FIRST FLOOR LANDING**

Straight flight of stair case from hallway. Double glazed window to rear. Built in shelved cupboard. Access to loft via aluminium foldaway ladder. Part boarded with wall mounted gas central heating boiler.



### **BEDROOM ONE**

11'4 x 10'8 (3.45m x 3.25m )

Single radiator. Double glazed window to front.  
Built in wardrobe with hanging rail and shelf.

### **BEDROOM TWO**

12'3 x 10'2 (3.73m x 3.10m)

Single radiator. Double glazed window to front.  
Built in wardrobe with hanging rail and shelf.

### **BEDROOM THREE**

8'5 x 8'1 (2.57m x 2.46m)

Radiator. Double glazed window to rear.

### **BATHROOM**

10'2 x 6'5 (3.10m x 1.96m)

Narrowing to 3' x 10'. White suite comprising Whirlpool bath with mixer tap, shower attachment and glass screen. Vanity top wash basin with double width cupboards below. Concealed cistern W.C. LED ceiling spotlights. Extractor fan. Chrome heated towel rail. Tiled walls. Tiled floor. Frosted double glazed window to rear.

### **EXTERIOR REAR**

107' x 36' (32.61m x 10.97m )

Backing Westerly. Starting from rear of property with paved patio. Brick built garden shed with power. Remainder of garden is predominately laid to lawn. Mature hedging to one side and fencing to the other. Timber shed to rear of garden. Side access via gate. External water point.

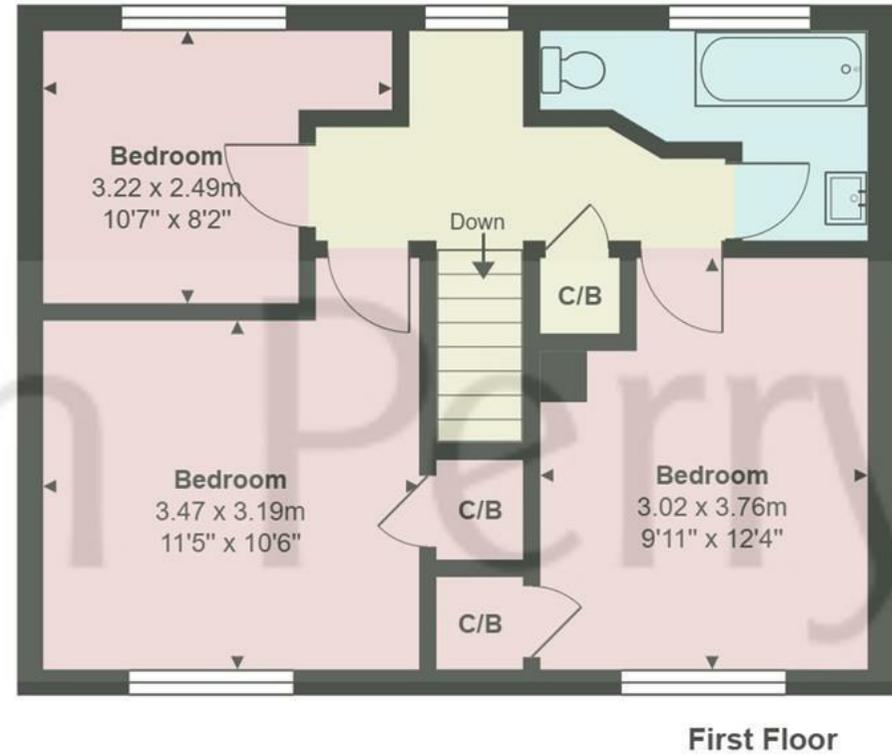
### **EXTERIOR FRONT**

Predominately laid to lawn with concrete path and privet hedge.

Tenure - Freehold. Council tax band D - Welwyn & Hatfield Council.







## Somers Road, Hertfordshire AL9

Total Area: 90.7 m<sup>2</sup> ... 976 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

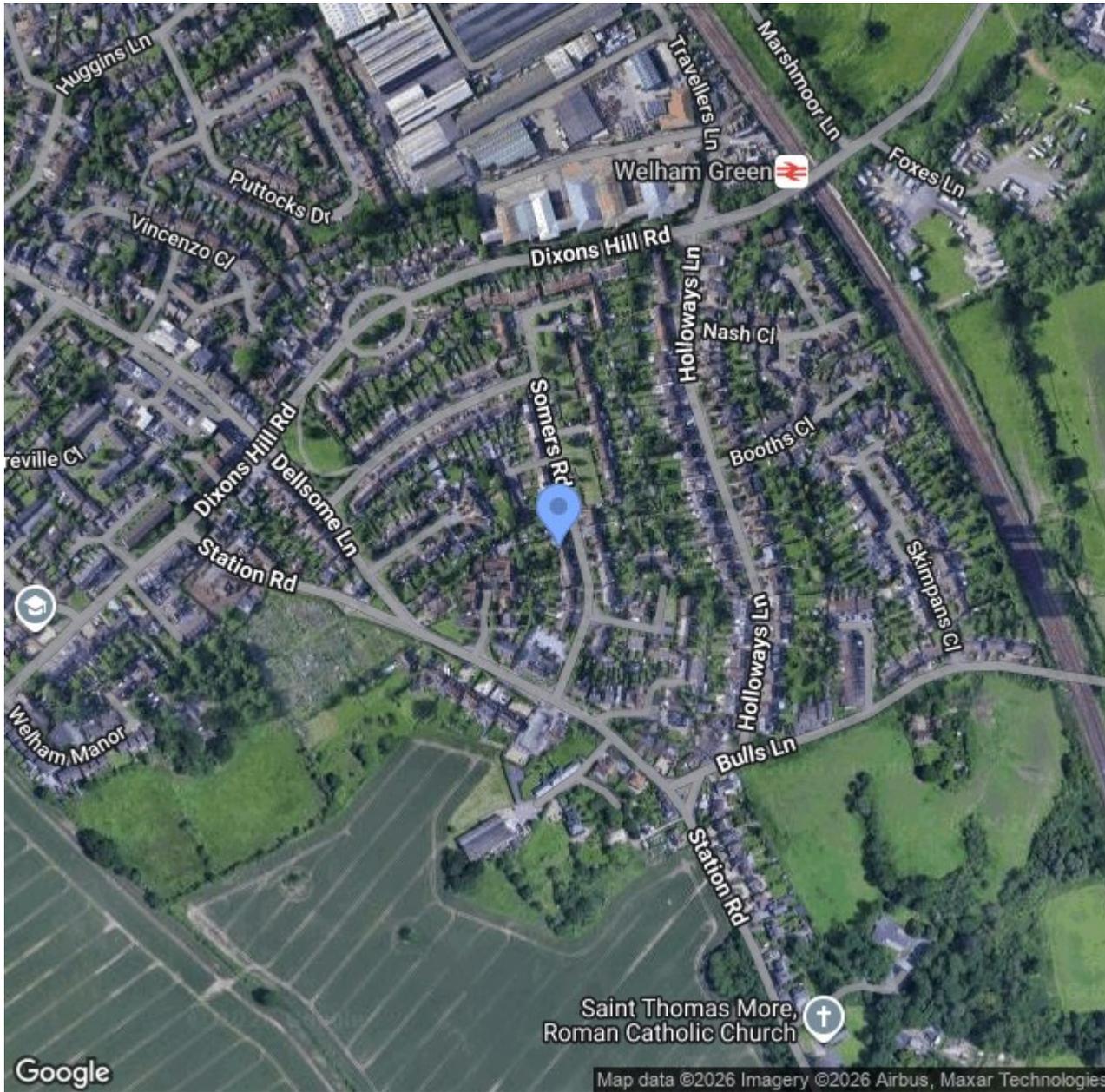
### Property Information

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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
85-95	92-100	100-149	100-149
75-85	82-91	150-200	150-200
65-74	72-81	201-250	201-250
55-64	62-71	251-300	251-300
45-54	52-61	301-350	301-350
35-44	42-51	351-400	351-400
25-34	32-41	401-450	401-450
15-24	22-31	451-500	451-500
1-14	12-21	501-550	501-550
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
85	70		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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