



**5C Somers Square, Welham Green, Herts, AL9 7PS**  
**£390,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

A DETACHED TWO BEDROOM property featuring two double bedrooms, family kitchen/lounge diner with private parking to the rear and walking distance to Welham Green mainline railway station and local shops.



- DETACHED TWO BEDROOM PROPERTY
- TWO DOUBLE BEDROOMS
- FAMILY KITCHEN/LOUNGE/DINER
- FAMILY BATHROOM
- PRIVATE PARKING TO REAR
- WALKING DISTANCE TO SHOPS AND MAINLINE STATION
- VILLAGE LOCATION
- COUNCIL TAX BAND E - WELWYN AND HATFIELD COUNCIL
- TENURE - FREEHOLD
- VIEWING ESSENTIAL



Entrance door leading into:

### ENTRANCE HALL

Double glazed frosted window to front. Radiator. Double doors opening into a walk in under stairs storage area. Wall mounted electrical isolating fuse board. Further under stairs storage cupboard.

### OPEN PLAN KITCHEN/LIVING AREA

16'10" x 14'1" (5.13m x 4.29m )

Kitchen area comprising of a range of wall and base units with work surfaces over. Four ring induction hob with extractor filter above. Fitted double oven. Concealed fridge with separate freezer. Concealed washer/dryer and concealed dishwasher. Double glazed window to rear.

Living Area:

Two radiators. Double glazed doors leading out to patio and rear garden.

### BEDROOM TWO

10'8" x 10'6" into bay (3.25m x 3.20m into bay)

Double glazed bay window to front. Radiator. Walk in wardrobe area with frosted double glazed window to side.

### BATHROOM

Suite comprising of a tiled panel enclosed bath with mixer tap and hand shower attachment with shower screen. Concealed cistern low flush w.c.,. Wash hand basin with mixer tap and storage cupboard below. Wall mounted mirror. Wall mounted extractor fan. Part tiled walls. Wall mounted towel radiator.

### FIRST FLOOR LANDING

Stairs leading to first floor and landing.



## BEDROOM ONE

17'9" x 13'6" (5.41m x 4.11m )

Restricted head height into eaves. Double glazed window to front, Radiator. Fitted Wardrobes, Three under eaves storage cupboards.

## EXTERIOR REAR GARDEN

Laid to lawn. Paved patio area with path leading to gate at the rear of the garden where there is off road parking.

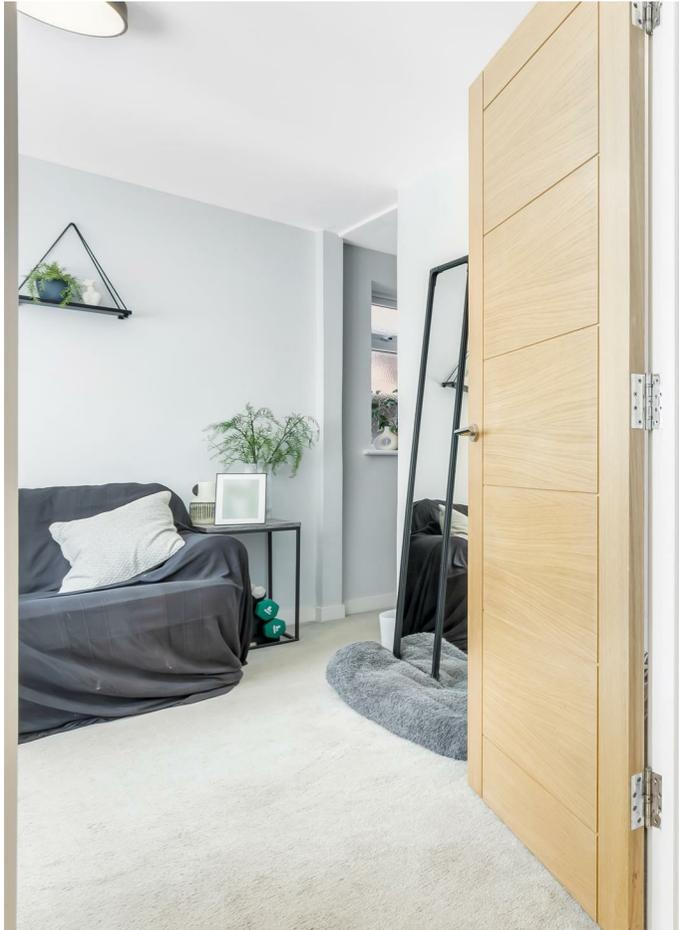
## EXTERIOR FRONT

Mainly laid to lawn with pathway leading to the front door. The gas and electric meter boxes are fixed to the outside wall.

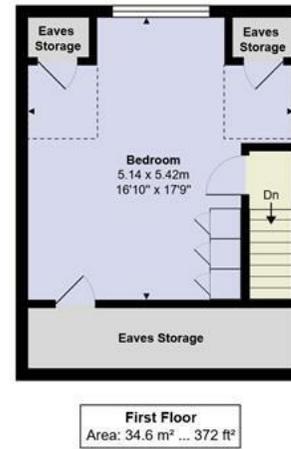
Freehold. Council tax band E - Welwyn and Hatfield council

## 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.







**Somers Square, Welham Green, Hatfield, AL9 7PS**

Total Area: 82.4 m<sup>2</sup> ... 887 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower CO <sub>2</sub> emissions	96	96
95-94	95-94	95-94	95-94
93-90	93-90	93-90	93-90
88-85	88-85	88-85	88-85
84-81	84-81	84-81	84-81
75-72	75-72	75-72	75-72
69-65	69-65	69-65	69-65
64-61	64-61	64-61	64-61
55-52	55-52	55-52	55-52
48-45	48-45	48-45	48-45
44-41	44-41	44-41	44-41
35-32	35-32	35-32	35-32
20-15	20-15	20-15	20-15
Not energy efficient - higher running costs	Not energy efficient - higher CO <sub>2</sub> emissions	Not energy efficient - higher CO <sub>2</sub> emissions	Not energy efficient - higher CO <sub>2</sub> emissions
<b>84</b>	<b>96</b>		

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