



Somers Square, Welham Green, AL9 7PS
Guide Price £600,000



4



2



3

**mather
estates**
independent agents

Somers Square, Welham Green

Guide Price £600.000-£625.000

Deceptively spacious and superbly presented four bedroom, three reception room, two bath extended family home within a short walk to the village centre, school and train station.

This delightful family home is a credit to the sellers and provides versatile accommodation which could be reconfigured to provide an annexe and briefly comprises of entrance hall, spacious inner hallway, lounge with bay window to front, a separate dining room, dual aspect family room with doors to the rear garden, a refitted kitchen with appliances, refitted shower room, refitted kitchenette and two ground floor wc's. Good size landing, four double bedrooms, three of which have built in wardrobes, refitted bathroom and refitted shower room. The house is double glazed and has gas radiator central heating.

Outside there is a good sized landscaped rear garden which is great for entertaining with a large patio and decked area. The front provides private off road parking for four cars. Internal viewing essential. please call 01707 270777





Entrance Hall

Double glazed entrance door and window to front, wood effect flooring, radiator, opening to walk in cloaks cupboard, doors to:

Refitted Ground Floor Wc

Dual flush wc, corner wash hand basin, tiled floor, chrome effect heated towel rail.

Kitchenette

Refitted range of wall and base units, complimentary work surfaces and tiled splash back, inset stainless steel sink/drainer with mixer tap, space for fridge, wood effect flooring.

Inner Hall

Double glazed window to rear, stairs to first floor with cupboard under, radiator, wood effect flooring, door to kitchen and opening to:

Lounge

Double glazed bay window to front, radiator with decorative cover, wood effect flooring.

Dining Room

Double glazed window to front, radiator, tiled floor, door to kitchen.

Dual Aspect Family Room

Double glazed window to rear and French doors to side leading to the rear garden, radiator, feature fireplace.

Refitted Kitchen

Refitted with a range of white high gloss wall and base units with concealed counter and low level LED lighting, complimentary work surfaces and splash backs, inset hob with extractor hood over, built in double oven, space for fridge, tiled floor, double glazed window to rear, opening to rear lobby.

Rear Lobby

Double glazed door to rear garden, tiled floor, storage cupboard, doors to:

Refitted Utility Room

Refitted with a range of white high gloss wall and base units, complimentary work surfaces with inset one and a half bowl sink/drainer with mixer tap, plumbing for dishwasher and washing machine, space for "American style" fridge/freezer, radiator, tiled floor, double glazed window to side.

Refitted Ground Floor Wc

Dual flush wc, pedestal wash hand basin with complimentary tiled splash back, chrome effect heated towel rail, wood effect flooring.

Landing

Access to loft, two double glazed window to rear, wood effect flooring, airing cupboard, storage cupboard, doors to:



Bedroom One

Double glazed window to rear, built in double wardrobe, radiator.

Bedroom Two

Double glazed window to front, radiator, wood effect flooring.

Bedroom Three

Double glazed window to front, built in double wardrobe, radiator, wood effect flooring.

Bedroom Four

Double glazed window to front, built in double wardrobe, radiator, wood effect flooring.

Refitted Bathroom

Refitted suite comprising of "P" shaped shower bath with mixer tap, shower over and glazed screen, vanity unit with concealed cistern wc, circular wash hand basin with mixer tap and cupboard under, complimentary wall and floor tiling, chrome effect heated towel rail, recessed spotlights, double glazed window to rear.

Refitted Shower Room

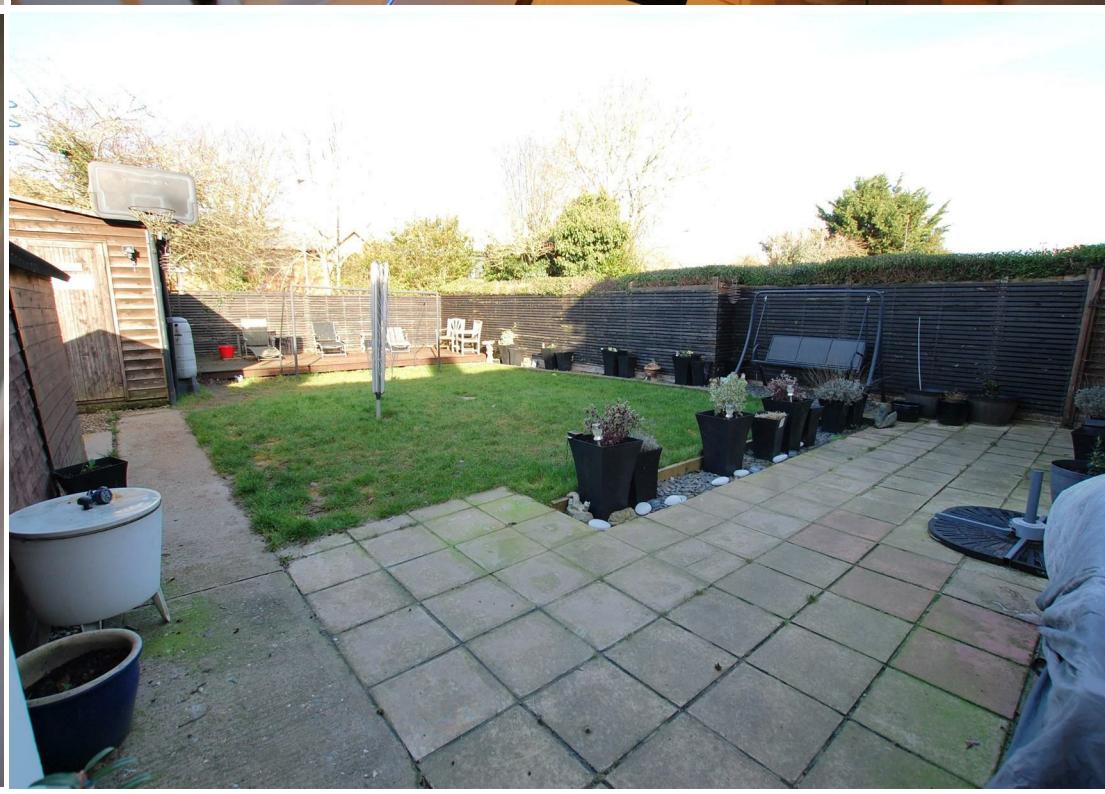
Refitted suite comprising of corner shower cubicle with sliding doors, vanity wash hand basin with mixer tap and cupboard under, dual flush wc, complimentary wall tiling, chrome effect heated towel rail, wood effect flooring, recessed spotlights, double glazed window to side.

Private Driveway

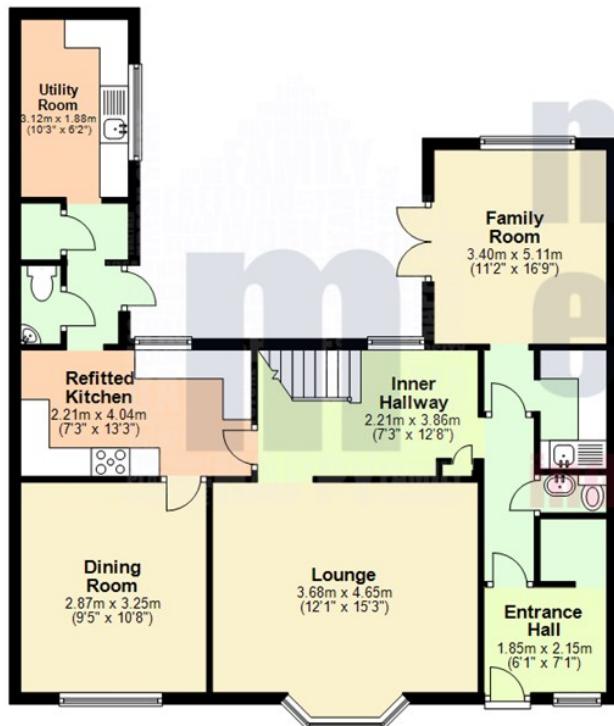
Providing private off road parking for four vehicles, sensor light, gate leading to rear garden.

Landscaped Rear Garden

Landscaped with low maintenance and entertaining in mind, patio and decking areas, lawn, flower/shrub beds with decorative slate stones, sensor lights, water tap, side access leading to the front via a gate.



Ground Floor



First Floor



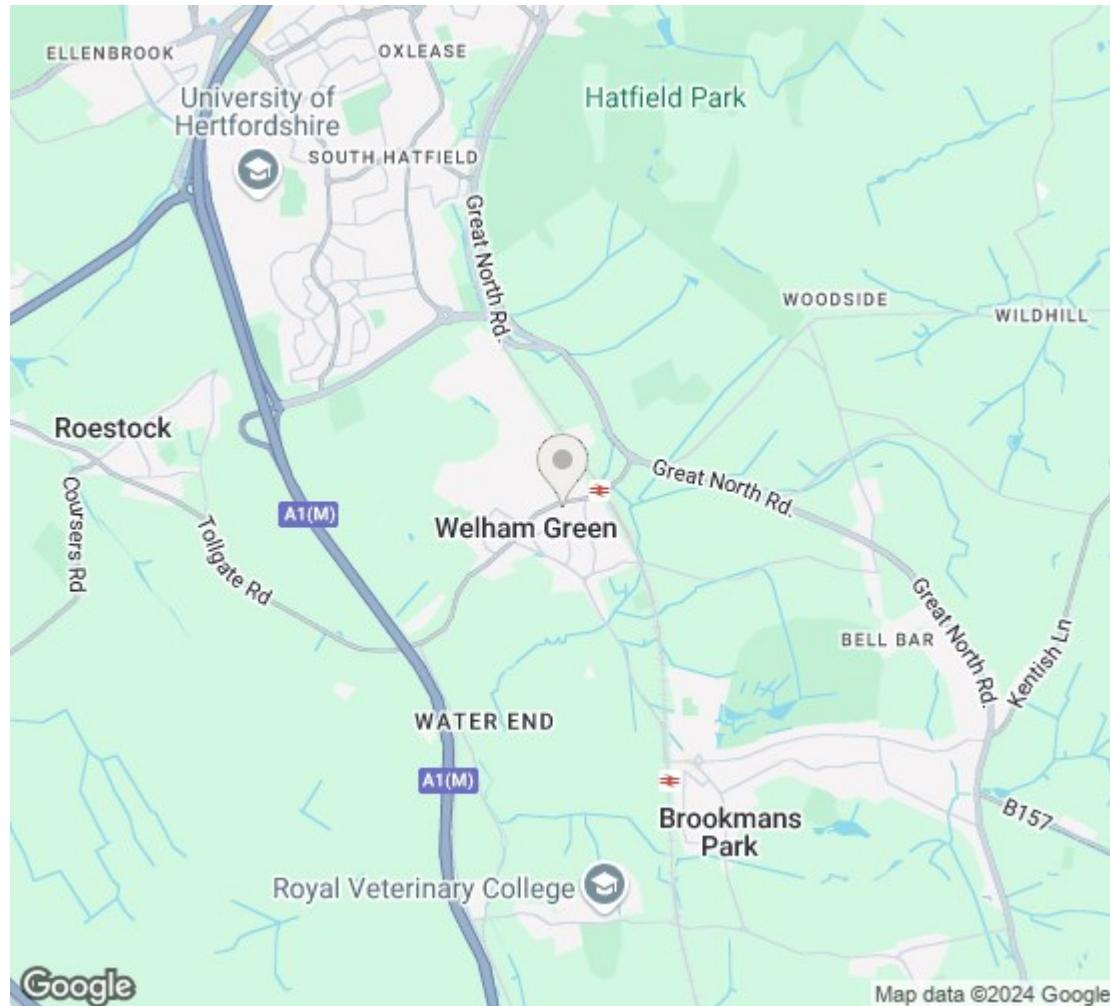
Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| Very energy efficient - lower running costs (92 plus) | A | 71 | 80 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



27 Market Place, Hatfield, Hertfordshire, AL10 0LJ
01707 270777 | hatfield@matherestates.com