



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Somers Road, Welham Green, AL9 7PX
Asking Price £450,000

A spacious THREE bedroom family home, set within this highly popular residential area in Welham Green, near Hatfield.

The property offers plenty of SCOPE TO EXTEND STPP, whilst benefitting from a large private garden and off street parking.

Internally the property comprises of a hallway, with doors leading to all of the ground floor rooms. The semi-open plan sitting and dining room overlooks and opens into the rear garden, whilst there are three generous bedrooms and a family bathroom to the first floor.

Tenure: Freehold
Council Tax Band: D
EPC Rating: C









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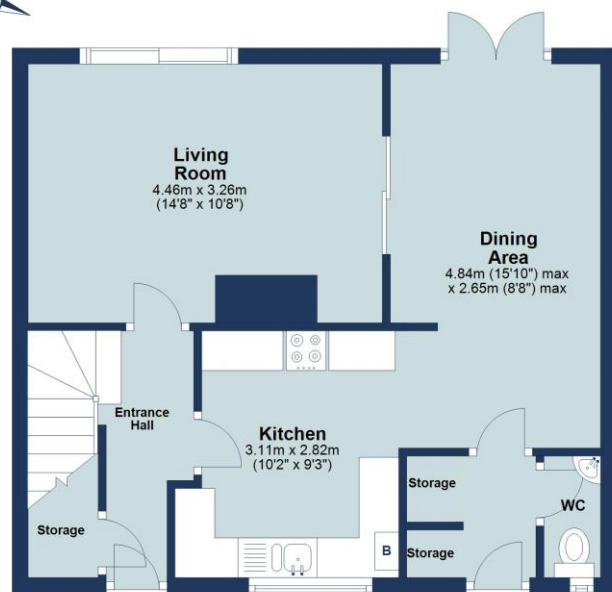
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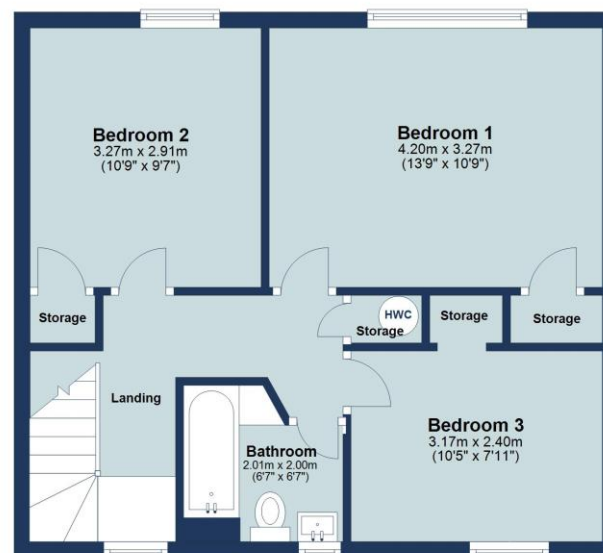
Ground Floor

Approx. 46.6 sq. metres (502.1 sq. feet)



First Floor

Approx. 46.6 sq. metres (502.1 sq. feet)



Total area: approx. 93.3 sq. metres (1004.1 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

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f @bradfordandhowley
@ @bradfordandhowley
in @bradford-howley
@ @bradfordhowley4660

01727 856999
marshalswick@bradfordandhowley.com
5 The Quadrant, Marshalswick, St Albans, Herts, AL4 9RA

bradfordandhowley.com