



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

Somers Road, Welham Green, AL9 7PX  
Asking Price £475,000

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

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

The ground floor provides two well-proportioned reception rooms, creating flexible living space to suit a variety of needs.

Whether arranged as a formal sitting room and separate dining room, or as a family room and home office, the layout adapts easily to modern family life. The natural flow between rooms allows for comfortable everyday living as well as entertaining.

A guest cloakroom adds practicality to the ground floor, particularly useful for visiting family and friends, and enhances the overall functionality of the home.

Upstairs, the property offers three well sized bedrooms, providing comfortable accommodation for families, couples or those requiring additional space for home working. The layout offers scope to personalise and update over time to suit individual tastes.

Externally, the property benefits from a large private rear garden, offering excellent space for outdoor dining, relaxation and play. The size of the garden also enhances the opportunity for future development.

A key advantage of the property is the scope to extend, subject to the necessary planning permissions, allowing buyers to further increase the accommodation and tailor the home to their long-term requirements.

To the front, off street parking provides valuable convenience, a sought-after feature within this established residential setting.

The home is positioned within a popular area known for its community feel and access to local amenities, making it particularly appealing for families and those seeking a well-connected yet comfortable neighbourhood.

Overall, this is a well-proportioned family home offering space, practicality and exciting potential for the future.

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









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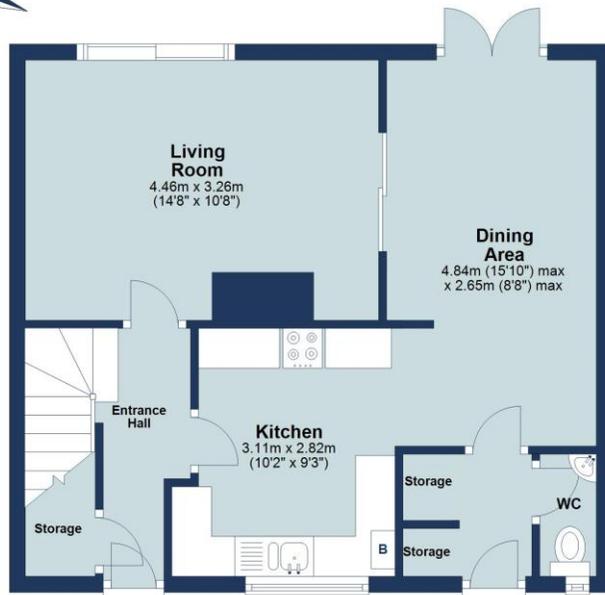
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### Ground Floor

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.

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