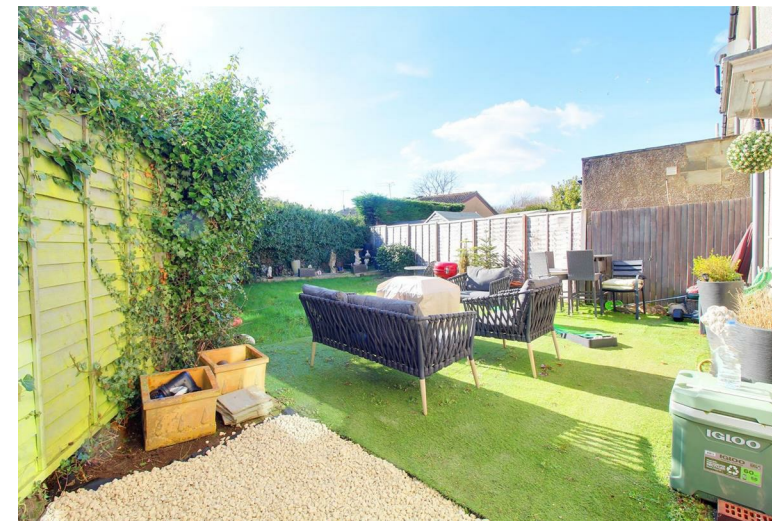




79 DELLSOME LANE, WELHAM GREEN AL9 7NE

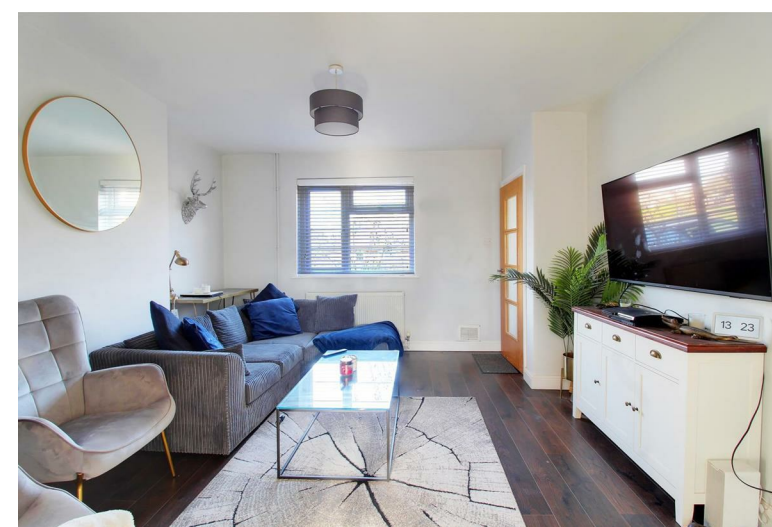
Asking Price £499,950 | Freehold

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## Property Overview

An extended end of terrace four bedroom family house sitting on a good size corner plot with wrap around gardens and off road parking. The property offers modern contemporary living space comprising Living room, modern fitted kitchen/breakfast room, spacious dining room with side doors to garden and cloakroom. To the first floor there are three double bedrooms, modern family bathroom, separate shower room and fourth bedroom on second (top) floor. The property is approached by an independent drive with gate to side area with storage shed and beautiful mature garden to rear.





## Property Features

- Living Room: 14'0 x 8'0
- Dining Room: 22'0 x 10'8
- Kitchen: 15'9 x 8'0
- Two Bathrooms
- Off Street Parking & Side Gardens
- Bedroom One: 14'0 x 13'0
- Bedroom Two: 10'8 x 9'6
- Bedroom Three: 10'6 x 8'0
- Bedroom Four: 15'4 x 9'10
- South West Facing Garden

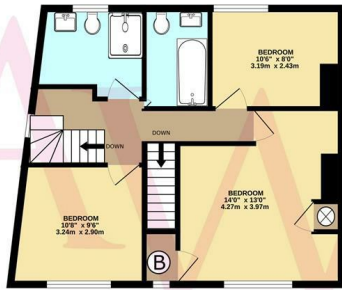
## Agents Notes

The property has benefitted from a double storey side extension and finished to an exacting standard. Features include luxury fitted kitchen & bathroom suites, spacious inter-connecting ground floor living space, four double bedrooms, two bathrooms and walking distance to local shops, schools and rail station serving London ( Kings Cross/Moorgate).

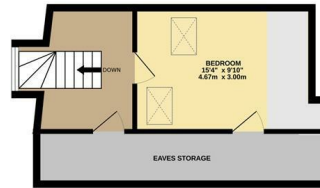
GROUND FLOOR  
546 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



2ND FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 1406 sq.ft. (130.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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