

# 49 Dellsome Lane

Welham Green, Hertfordshire, AL9 7DY



## SPACIOUS & REFURBISHED THREE-BEDROOM DUPLEX MAISONETTE

|                                     |                                        |                                            |                                           |
|-------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------------|
| <b>Approx. 926 sq ft</b><br>86 sq m | <b>Chain Free</b><br>Vacant possession | <b>150-Year Lease</b><br>No service charge | <b>4-Min Walk</b><br>Welham Green station |
|-------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------------|

A generously proportioned, comprehensively refurbished home arranged over two upper floors in the heart of Welham Green. With approximately 926 sq ft of accommodation, a long lease, no service charge and excellent rail links to London, the property offers an appealing alternative to both a conventional apartment and a smaller house.

## A spacious home, ready to move into

49 Dellsome Lane is a three-bedroom duplex maisonette occupying two upper floors above the village shopping parade. The property has been comprehensively refreshed and is offered chain free with vacant possession.

The bright lounge has three windows and a fireplace surround, while the newly fitted kitchen includes white gloss units, black work surfaces and integrated appliances. Two bedrooms are doubles and the third is a single room that would also work particularly well as a study or home office.



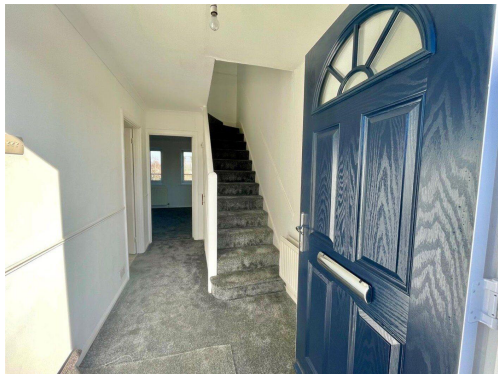
Bright lounge with three windows and fireplace surround.

### Recent refurbishment

The improvements include a new fitted kitchen with integrated electric oven and hob, washing machine, dishwasher, fridge and freezer; LVT flooring to the kitchen; new carpets to the remaining rooms; fresh neutral decoration; a bathroom with bath and over-bath shower, vanity unit, WC and heated towel rail; and a new composite front door.

Gas central heating and hot water are provided by a Vaillant combination boiler, and the property is fully double glazed.

## The property



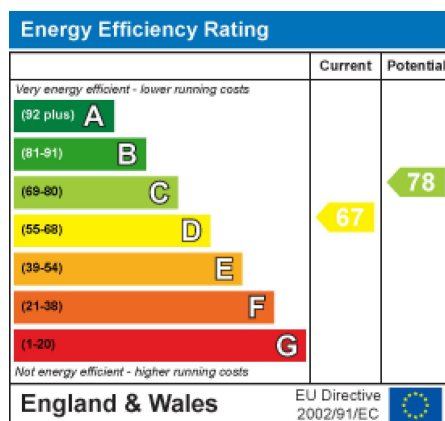
**Accommodation:** entrance hallway; newly fitted kitchen with integrated appliances; bright lounge; two double bedrooms; one single bedroom/home office; family bathroom.

## Key property information

|                     |                                                  |
|---------------------|--------------------------------------------------|
| Property type       | Three-bedroom duplex maisonette                  |
| Internal area       | Approx. 926 sq ft / 86 sq m                      |
| Tenure              | Leasehold - approximately 150 years remaining    |
| Ground rent         | £150 per annum                                   |
| Service charge      | None                                             |
| Buildings insurance | £672.31 per annum (figure from Dec 2025 renewal) |
| Council tax         | Band C - Welwyn Hatfield Borough Council         |
| EPC                 | D (67), potential C (78)                         |
| Heating             | Gas central heating - Vaillant combi boiler      |
| Windows             | Fully double glazed                              |
| Parking             | On-street                                        |
| Sale position       | Chain free - vacant possession                   |

## Access

The property forms part of a parade of village-centre maisonettes above ground-floor commercial units. Access is via an external walkway and stairs to the rear, leading to the property's own front door at first-floor level. The walkway is shared with neighbouring residential units only, not with the commercial occupiers below.



Rear residential walkway providing access to the maisonettes.

# Welham Green - village living with London connections

The property is positioned in the centre of Welham Green, between Hatfield and Potters Bar, with everyday amenities close at hand. The village parade includes a bakery, pharmacy and convenience store, while the doctors' surgery, primary school and railway station are all within a few minutes' walk.

## Transport & connectivity

|                             |                         |                         |
|-----------------------------|-------------------------|-------------------------|
| <b>Welham Green station</b> | Approx. 4-minute walk   | Direct trains to London |
| <b>London King's Cross</b>  | Approx. 35-39 minutes   | Direct                  |
| <b>London Moorgate</b>      | Approx. 45 minutes      | Direct                  |
| <b>Farringdon</b>           | Approx. 35 minutes      | Via Hatfield / direct   |
| <b>A1(M) Junction 3</b>     | Approx. 5-minute drive  | Strategic road access   |
| <b>M25 Junction 23</b>      | Approx. 10-minute drive | Wider motorway network  |

## Why this property stands out

**Space:** approximately 926 sq ft across two floors - generous accommodation for a three-bedroom maisonette.

**Condition:** refurbished and neutrally presented, allowing a purchaser to move in without an immediate programme of works.

**Low leasehold costs:** approximately 150 years remaining, £150 annual ground rent and no service charge.

**Convenience:** village shops and services on the doorstep, with Welham Green station approximately four minutes away on foot.

**Sale position:** chain free and vacant, offering the potential for a straightforward transaction.

## VIEWING RECOMMENDED

Early viewing is recommended to appreciate the size, condition and convenient location of this unusual three-bedroom home.

**Important notice:** These particulars are prepared for general guidance only and do not constitute an offer or contract. Measurements, areas, travel times and other figures are approximate. Buyers should verify tenure, lease terms, charges, insurance, condition and all other matters through their solicitor, surveyor and other professional advisers. Appliances, services and fittings have not been tested for these particulars.