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Dellsome Lane
Welham Green

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Dellsome Lane, Welham Green, AL9 7NF

Charming Period Home with Character & Modern Comforts in Welham Green.

This beautifully extended and tastefully modernised three bedroom semi-detached family home, originally converted from a historic schoolhouse, is nestled in the village of Welham Green. Rich in character and offering generous living space, the property benefits from off-street parking, a spacious garden, and a seamless blend of period charm and contemporary finishes.

Ground Floor Step through a wide and welcoming entrance hallway into the heart of the home. The spacious modern family kitchen features a stylish dining area, exposed beams, and underfloor heating, marrying rustic character with modern comfort. A convenient downstairs cloakroom adds practicality.

Two distinct reception rooms offer flexibility – a cosy snug lounge with a feature open fireplace and views over the front garden, and a larger living room ideal for relaxing or entertaining.

First Floor Upstairs, you'll find two generous double bedrooms and a third single bedroom, currently used as a study/dressing room. The family bathroom is finished to a high standard and includes underfloor heating, a walk-in shower, and a separate bath.

Second Floor The top floor features a spacious loft room, semi-converted by the current owners and currently used as a fourth bedroom with a walk-in wardrobe. Please note: this level is accessed via a loft ladder and does not yet have fixed stairs.

Exterior The front of the property offers off-street parking, while the rear boasts a generously sized garden with both patio and lawned areas – perfect for outdoor entertaining or family play.

Location & Transport Situated in the desirable semi-rural village of Welham Green, this home enjoys easy access to the A1(M) and M25, as well as excellent rail links into Finsbury Park and London King's Cross from the nearby mainline station.

Local Amenities Welham Green offers a friendly village atmosphere with a primary school, park, and a selection of local shops and restaurants. Just over a mile away, Brookmans Park provides additional amenities and a rail connection to London Moorgate.





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Approximate Gross Internal Area 1707 sq ft - 159 sq m

Ground Floor Area 852 sq ft – 79 sq m

First Floor Area 567 sq ft – 53 sq m

Second Floor Area 288 sq ft – 27 sq m



Local Authority: Welwyn Hatfield
Council Tax band: E
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	44 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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