

Puttocks Drive, Welham Green, AL9 7LW



Price: £575,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



A beautifully presented 4 bedroom extended family home. The property offers extremely versatile accommodation and benefits from a downstairs bedroom with en-suite, large living room, open plan kitchen dining room, family room and well maintained South Westerly facing rear garden with off street parking to front. The property is located in this popular road within a short distance to Welham Green shops, schools and Mainline station.

- 4 BEDROOM EXTENDED HOME
- SOUTH WESTERLY FACING REAR GARDEN
- GROUND FLOOR BEDROOM AND EN-SUITE SHOWER ROOM
- OFF-STREET PARKING TO THE FRONT
- POPULAR ROAD IN THE HEART OF WELHAM GREEN
- SHORT WALK TO SCHOOLS, SHOPS AND RAILWAY STATION

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FEATURES

DESCRIPTION

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ACCOMMODATION

PORCH
ENTRANCE HALLWAY
KITCHEN/DINING ROOM
SITTING ROOM
LIVING ROOM
BEDROOM 4 WITH BUILT-IN STORAGE (GROUND FLOOR)
GROUND FLOOR SHOWER ROOM
3 FURTHER BEDROOMS (ALL WITH BUILT-IN STORAGE)
FAMILY BATHROOM
REAR GARDEN
OFF-STREET PARKING FOR SEVERAL VEHICLES

LOCATION

Puttocks Drive is located in the heart of Welham Green. The local shops, mainline railway station (Kings Cross/Moorgate) and local primary school are all within a short walk. Brookmans Park, South Mimms, Potters Bar and Colney Heath are only a short drive away.

LOCAL AUTHORITY

Welwyn Hatfield Council

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band D.

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT INFORMATION CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances, or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. You need to provide us with the following documents:

- * One form of photographic identification (i.e. Passport, Photocard Driving Licence, National Identity Card)
- * A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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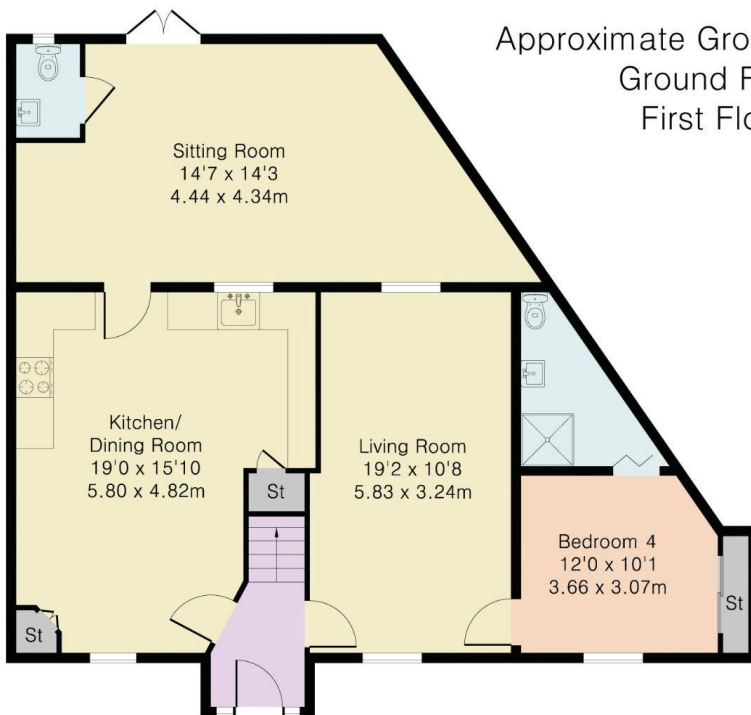
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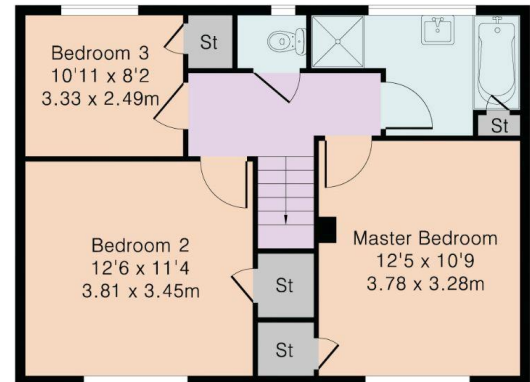
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Approximate Gross Internal Area 1477 sq ft – 137 sq m
Ground Floor Area 980 sq ft – 91 sq m
First Floor Area 497 sq ft – 46 sq m



Ground Floor



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.

