

Holloways Lane, Welham Green, AL9 7NP



Price: Offers Over £899,999
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



Rarely available is this 3 bedroom, 3 reception room detached family home situated on a 1/5 of an acre plot. This is situated on one of Welham Green's premier roads and is walking distance to the mainline railway station, local primary school and shops. This property features a superb 90ft x 50ft rear garden, carriage driveway and has plenty of scope to enlarge (stpp). Book early to avoid disappointment.

- 3 BEDROOM DETACHED HOUSE
- 3 RECEPTION ROOMS
- 1/5 OF AN ACRE PLOT
- CHAIN FREE
- WALKING DISTANCE TO MAINLINE RAILWAY STATION
- 90FT X 50FT REAR GARDEN
- PLENTY OF SCOPE TO EXTEND FURTHER STPP
- WALKING DISTANCE TO VILLAGE SCHOOLS AND SHOPS

Holloways Lane, Welham Green, AL9 7NP



Price: Offers Over £899,999
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

FEATURES

DESCRIPTION

Rarely available is this 3 bedroom, 3 reception room detached family home situated on a 1/5 of an acre plot. This is situated on one of Welham Green's premier roads and is walking distance to the mainline railway station, local primary school and shops. This property features a superb 90ft x 50ft rear garden, carriage driveway and has plenty of scope to enlarge (stpp). Book early to avoid disappointment.

ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
RECEPTION ROOM
KITCHEN
UTILITY ROOM
DINING ROOM
3 BEDROOMS
SEPARATE CLOAKROOM
SHOWER ROOM
SIDE ACCESS
2 SHEDS
SUMMER HOUSE
OFF STREET PARKING

LOCATION

Holloways Lane is a popular turning off Dixons Hill Road and Bulls Lane. 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.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band F

LOCAL AUTHORITY

Welwyn Hatfield Council.

VIEWING

STRICTLY BY APPOINTMENT WITH VANESSA MCCALLUM ESTATES

IMPORTANT NOTICE 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 License, National Identity Card)

* A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

Holloways Lane, Welham Green, AL9 7NP



Price: Offers Over £899,999
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



Holloways Lane, Welham Green, AL9 7NP



Price: Offers Over £899,999
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

Approximate Gross Internal Area 1840 sq ft – 170 sq m
Ground Floor Area 1028 sq ft – 95 sq m
First Floor Area 658 sq ft – 61 sq m
Outbuilding Area 154 sq ft – 14 sq m



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.

