

Holloways Lane, Welham Green, AL9 7NU



Price: £565,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
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This well presented 4 bedroom terraced family home has been extended to provide spacious family accommodation. Situated in this sought-after road in the heart of the village. This property benefits from side access, 75ft South/West facing rear garden, modern kitchen/breakfast room, outbuilding ideal for storage or utility area and an outside cloakroom. This property must be viewed internally to be fully appreciated.

- 4 BEDROOM MID-TERRACED HOUSE
- 75FT SOUTH WEST FACING REAR GARDEN
- MODERN KITCHEN/BREAKFAST ROOM
- LOUNGE WITH DINING AREA
- 4 BEDROOMS
- FAMILY BATHROOM
- PARKING FOR SEVERAL VEHICLES
- OUTBUILDING

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
UNDERSTAIRS CUPBOARD
KITCHEN/BREAKFAST ROOM
DINING AREA
LOUNGE
4 BEDROOMS
FAMILY BATHROOM
75FT REAR GARDEN
OUTBUILDING
EXTERIOR GARDENER'S CLOAKROOM
OFF-STREET PARKING FOR SEVERAL VEHICLES

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 E.

LOCAL AUTHORITY

WELWYN HATFIELD COUNCIL.

VIEWING

STRICTLY BY APPOINTMENT VIA 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 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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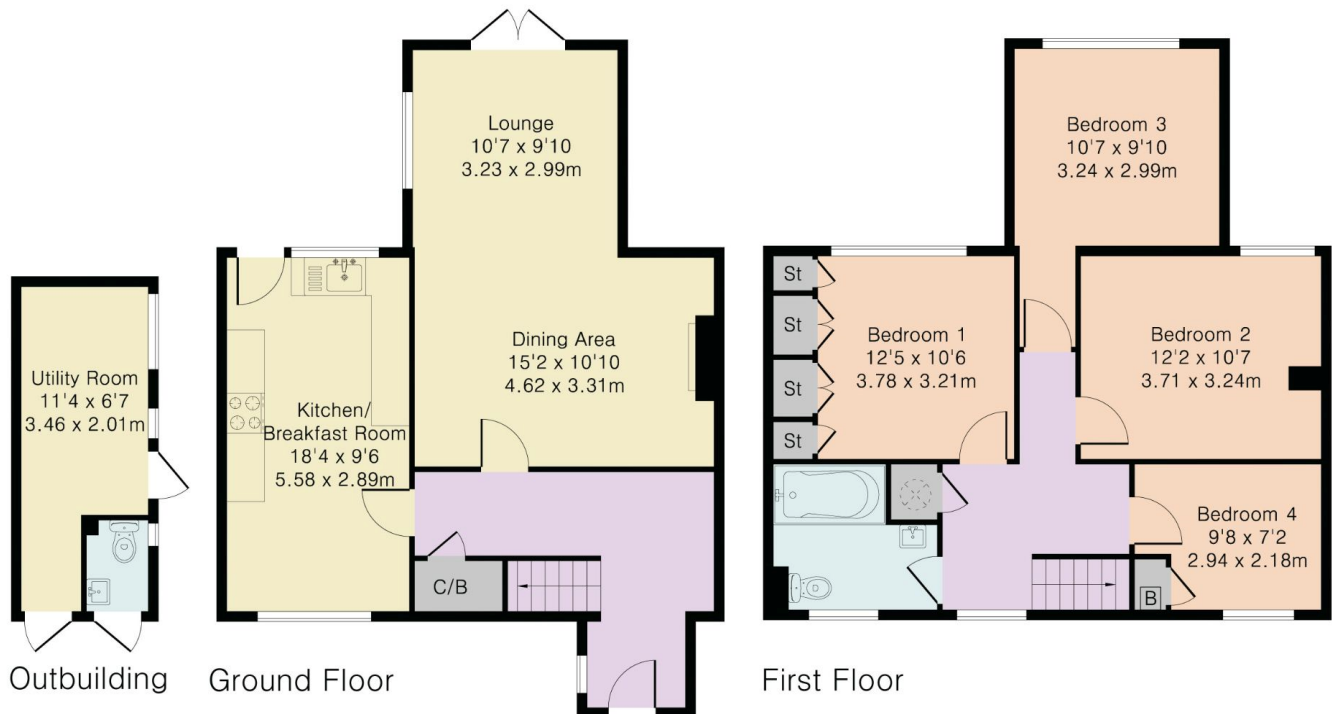
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Approximate Gross Internal Area 1351 sq ft – 126 sq m
Ground Floor Area 604 sq ft – 56 sq m
First Floor Area 637 sq ft – 59 sq m
Outbuilding Area 110 sq ft – 11 sq m



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.

