

Parsonage Road, Welham Green, AL9 7NA



Price: £550,000
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



Conveniently situated in this sought after village is this 3 bedroom semi-detached family home which benefits from an en-suite shower room to bedroom 1, a 65ft south facing rear garden, private driveway, brick built bar area and a full width timber summer house to the rear of the garden which comprises lounge area, bedroom and shower room.

- 3 BEDROOM SEMI-DETACHED FAMILY HOME
- PRIVATE DRIVEWAY
- 65ft SOUTH FACING REAR GARDEN
- BRICK-BUILT EXTERIOR BAR
- EN-SUITE SHOWER ROOM TO BEDROOM 1
- FULL WIDTH TIMBER SUMMERHOUSE (comprising lounge area, bedroom and shower room)

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING/DINING ROOM
KITCHEN
GROUND FLOOR FAMILY BATHROOM
3 BEDROOMS - one with En-Suite shower room
SUMMER ROOM
BEDROOM
SHOWER ROOM
BAR
65FT SOUTH FACING REAR GARDEN
OFF STREET PARKING

LOCATION

Parsonage Road is a quiet cul-de-sac off Parsonage Lane, which in turn is off Dellsome Lane where the village shops are located along with the village's 'good' primary school. The 'Outstanding' Pre-School is not too far away either. The Main Line Railway Station (Kings Cross/Moorgate) is within walking distance. The A1(M) and M25 are only a short drive away.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band D

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 of the 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:

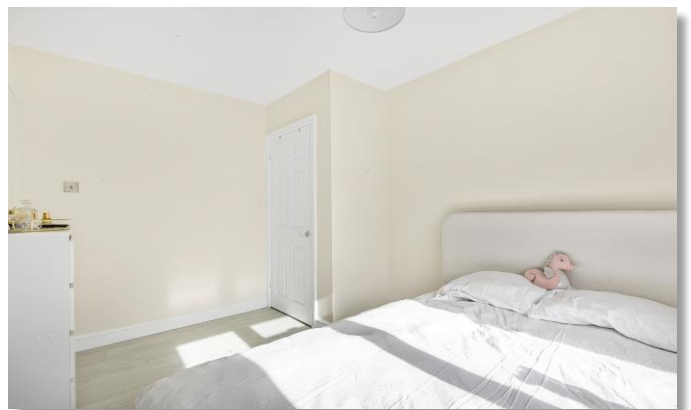
- * One form of photographic identification (i.e. Passport, Photocard Driving License, National Identity Card)
- * A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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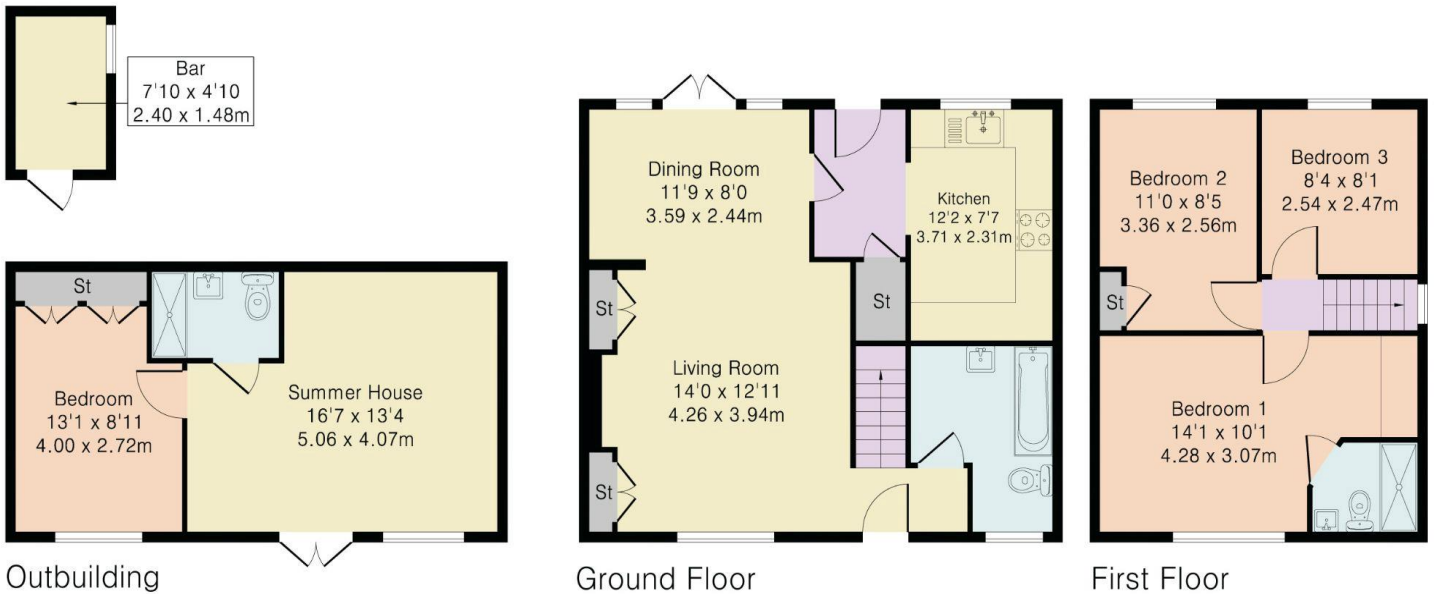
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Approximate Gross Internal Area 1289 sq ft – 120 sq m
Ground Floor Area 537 sq ft – 50 sq m
First Floor Area 369 sq ft – 34 sq m
Outbuilding Area 383 sq ft – 36 sq m



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.

