

**Booths Close, Welham Green, AL9 7NW**

**Price: £445,000**  
**Freehold**



Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)



**We are delighted to offer for sale this well presented 3 bedroom staggered mid terraced 3 bedroom family home. Benefits include a pretty rear garden, garage, off street parking and is located in an extremely convenient cul-de-sac location close to the mainline railway station.**

- MID TERRACED 3 BEDROOM FAMILY HOME
- OFF STREET PARKING
- PRETTY REAR GARDEN
- CUL-DE SAC LOCATION
- GARAGE
- CLOSE TO AMENITIES

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## **FEATURES**

### **DESCRIPTION**

We are delighted to offer for sale this well presented 3 bedroom staggered mid terraced 3 bedroom family home. Benefits include a pretty rear garden, garage, off street parking and is located in an extremely convenient cul-de-sac location close to the mainline railway station.

### **ACCOMMODATION**

ENTRANCE HALLWAY  
LIVING ROOM  
DINING ROOM  
KITCHEN  
3 BEDROOMS  
FAMILY BATHROOM  
GARAGE  
OFF STREET PARKING

### **LOCATION**

Booths Close is a cul-de-sac turning off Holloways Lane which is 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 D

### **LOCAL AUTHORITY**

Welwyn and Hatfield

### **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. Facial recognition will be offered at a charge of £15 plus vat per person.

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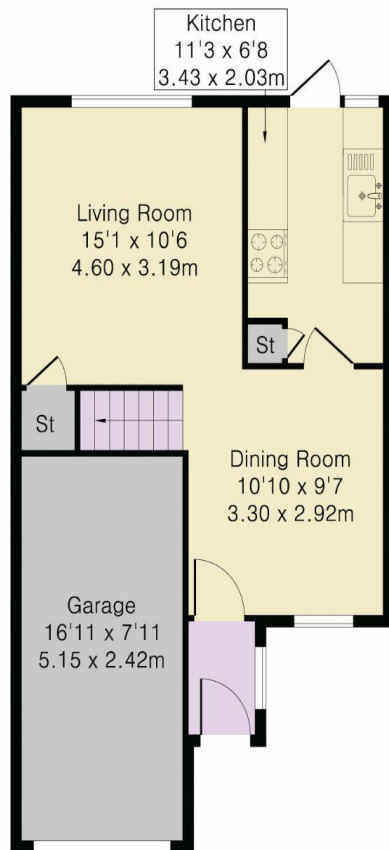
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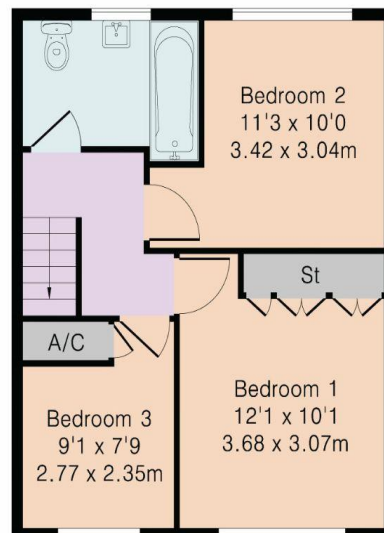
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Approximate Gross Internal Area 892 sq ft – 83 sq m  
Ground Floor Area 495 sq ft – 46 sq m  
First Floor Area 397 sq ft – 37 sq m



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.

