

Parsonage Road, Hatfield, AL9 7NA



OIRO: £630,000
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



****CHAIN FREE****

Situated in a quiet cul-de-sac location in the heart of this village is this extended and great size 4 bedroom semi-detached family home. This property has 2 generous reception rooms and a large kitchen/breakfast room. Benefits from a south facing 55ft rear garden and plenty of off street parking. Offered for sale chain free.

- EXTENDED 4 BEDROOM SEMI DETACHED FAMILY HOME
- SOUTH FACING 55FT REAR GARDEN
- CHAIN FREE
- QUIET CUL DE SAC
- 2 GENEROUS RECEPTION ROOMS
- VILLAGE LOCATION
- LARGE KITCHEN/ BREAKFAST ROOM
- OFF STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
KITCHEN
SNUG
GROUND FLOOR CLOAKROOM
4 BEDROOMS - one with a walk-in wardrobe
FAMILY BATHROOM
SOUTH FACING 55FT REAR GARDEN
GARAGE (in garden no vehicular access)
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.

LOCAL AUTHORITY

Welwyn and Hatfield

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band D
AGENTS NOTE: Plumbing already connected in the walk in wardrobe

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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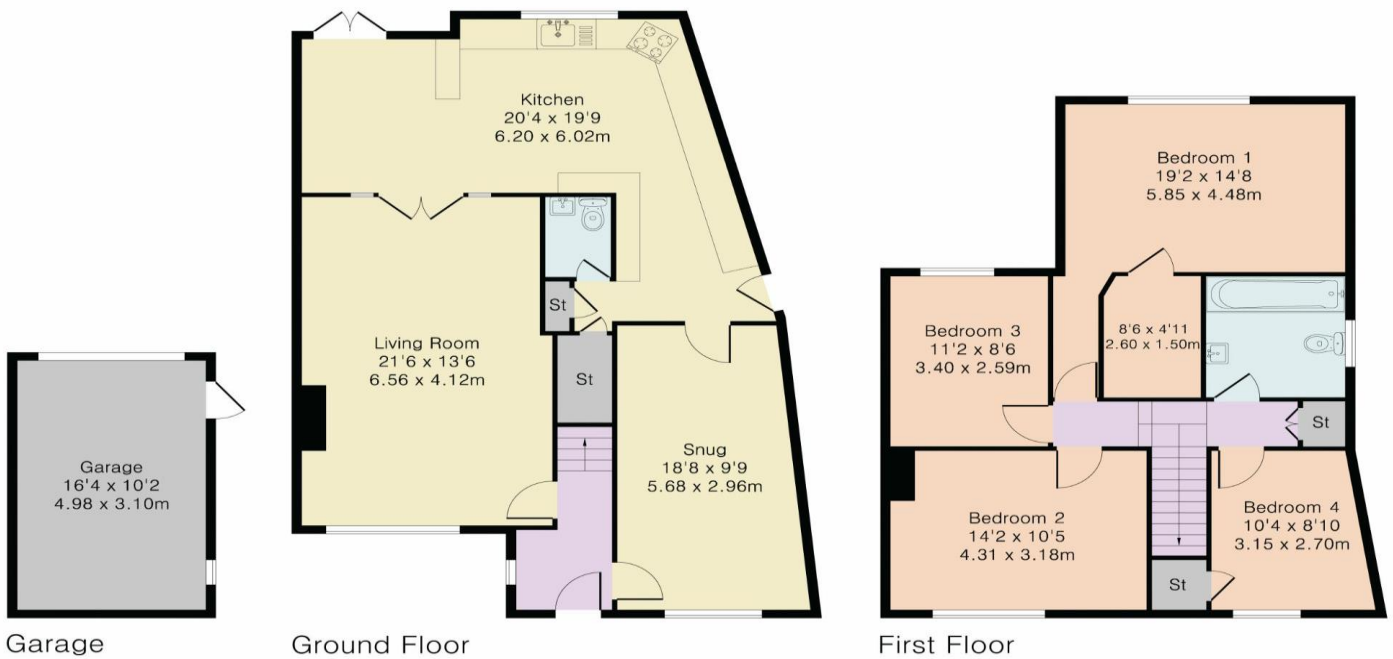
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Approximate Gross Internal Area 1760 sq ft – 163 sq m
Ground Floor Area 880 sq ft – 82 sq m
First Floor Area 714 sq ft – 66 sq m
Garage Area 166 sq ft – 15 sq m



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.

