

Bulls Lane, Welham Green, AL9 7NY



Price: £799,950
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



A well-presented 4 bedroom 2 bathroom semi-detached family home which has been extended to provide superb family accommodation. The ground floor is open plan in design with a superb family room to the rear and separate utility room. A feature of this property is the superb 85ft mature rear garden with an abundance of colour. There is plenty of off street parking. Book early to avoid disappointment.

- 4 BEDROOM SEMI DETACHED FAMILY HOME
- 3 RECEPTION/2 BATHROOMS
- SUPERB FAMILY ACCOMMODATION
- GROUND FLOOR OPEN PLAN
- FAMILY ROOM
- UTILITY ROOM
- MATURE 85FT REAR GARDEN
- OFF STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
DINING ROOM
FAMILY ROOM
KITCHEN
UTILITY ROOM
GROUND FLOOR CLOAKROOM
4 BEDROOMS - two with a jack and Jill shower room
MATURE 85FT REAR GARDEN
OFF STREET PARKING

LOCATION

Bulls Lane is a turning off Station Road. 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 as are A1 (M) and M25.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band E

LOCAL AUTHORITY

Welwyn and Hatfield

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

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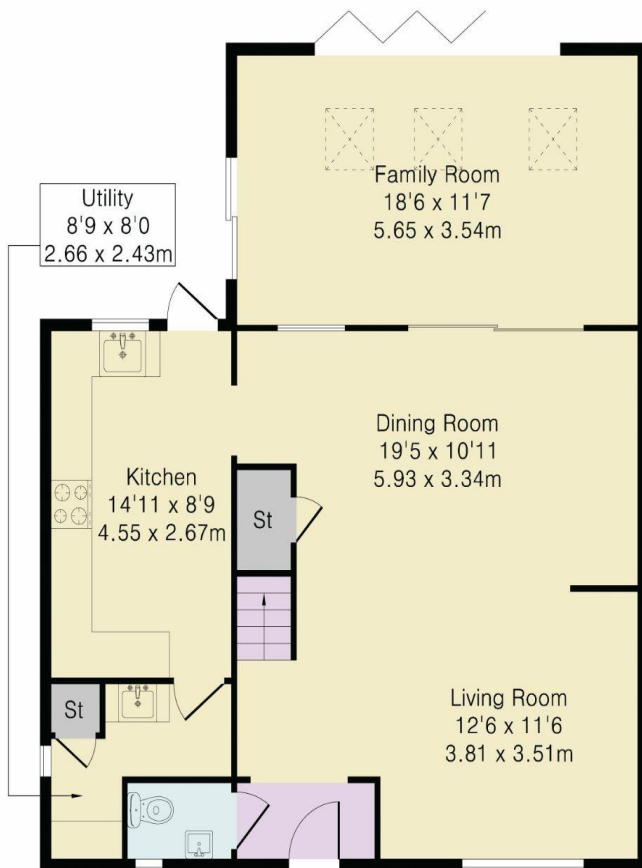
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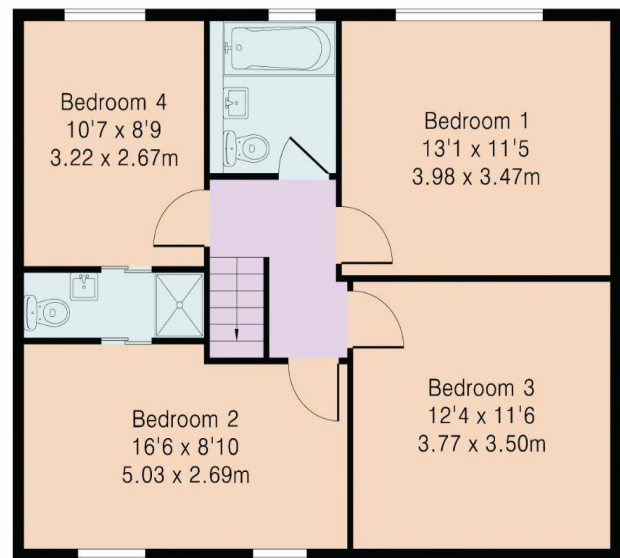
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Approximate Gross Internal Area 1526 sq ft – 142 sq m
Ground Floor Area 879 sq ft – 82 sq m
First Floor Area 647 sq ft – 60 sq m



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.

