

Applecross Cottage, Station Road, Welham Green, AL9 7PN

Price: £850,000
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****

We are delighted to offer for sale an exceptional 3 bedroom 2 bathroom extended family home dating back to 1872. This unique and beautifully presented home has just been professionally renovated/extended with no expense spared to offer the new owner a perfect blend of character, charm and modern spacious living in one of Welham Greens most desirable locations. It provides a 'Turn Key' spacious family home and sits on a generous plot with front drive, 85ft rear garden, gated rear drive, garden outbuilding and split-level garage. Don't miss out on this rare opportunity to own an original village cottage that has been bought up to date for the modern family with spacious living.

- CHAIN FREE
- 3 BEDROOM SPACIOUS COTTAGE
- OPEN PLAN KITCHEN/ DINING ROOM/LOUNGE
- LANDSCAPED GARDEN
- UNDERFLOOR HEATING TO THE GROUND FLOOR
- SOLAR PV SYSTEM & EV CHARGING
- GROUND FOOR CLOAKROOM
- 2 MARBLE BATHROOMS
- STUNNING UTILITY ROOM & PANTRY
- OUTBUILDING AND SPLIT-LEVEL GARAGE
- GENEROUS PLOT WITH FRONT AND GATED DRIVE
- PERFECT BLEND OF CHARACTER/MODERN LIVING
- EXCELLENT ENERGY RATING

www.vanessamccallumestates.co.uk

Applecross Cottage, Station Road, Welham Green, AL9 7PN



Price: £850,000
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

DESCRIPTION

****CHAIN FREE****

We are delighted to offer for sale an exceptional 3 bedroom 2 bathroom extended family home dating back to 1872. This unique and beautifully presented home has just been professionally renovated/extended with no expense spared to offer the new owner a perfect blend of character, charm and modern spacious living in one of Welham Greens most desirable locations. It provides a 'Turn Key' spacious family home and sits on a generous plot with front drive, 85ft rear garden, gated rear drive, garden outbuilding and split-level garage. Don't miss out on this rare opportunity to own an original village cottage that has been bought up to date for the modern family with spacious living.

ACCOMMODATION	SECOND FLOOR
ENTRANCE HALLWAY	1 BEDROOM
LIVING ROOM	SHOWER ROOM
KITCHEN	
PANTRY	
DINING ROOM	
UTILITY ROOM	
GROUND FLOOR CLOAKROOM	EXTERNAL
PLANT ROOM	85FT REAR GARDEN
	SPLIT LEVEL GARAGE
FIRST FLOOR	GARDEN OUTBUILDING
2 BEDROOMS	GATED REAR DRIVE
FAMILY BATHROOM	OFF STREET PARKING

LOCATION

Station Road is located in the heart of Welham Green. 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

PV system/ Mains Electrical, Gas Central Heating, Solar EV charger and Mains Drainage.
Council Tax Band F

Agents notes-

Built-in high end Smart appliances
Underfloor heating to ground floor with Smart controlled room zones
Solar PV system including solar storage battery and EV charging with Smart control
2 white honed marble tiled bathrooms
Traditional hardwood painted, double glazed box sash windows throughout
Amtico herringbone flooring and flatweave wool carpets
Garage with mezzanine level, electrics, lighting and vehicle maintenance pit
Original garden outbuilding with potential for renovation - electric supply ready
Front drive and rear double gated drive for multiple car parking

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

Applecross Cottage, Station Road, Welham Green, AL9 7PN

Price: £850,000
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



www.vanessamccallumestates.co.uk

Price: £850,000
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

Approximate Gross Internal Area 1552 sq ft - 144 sq m (Excluding Garage)

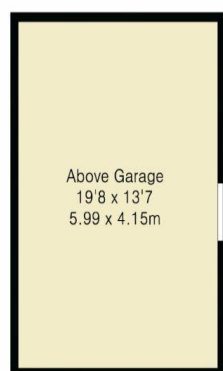
Ground Floor Area 812 sq ft – 75 sq m

First Floor Area 420 sq ft – 39 sq m

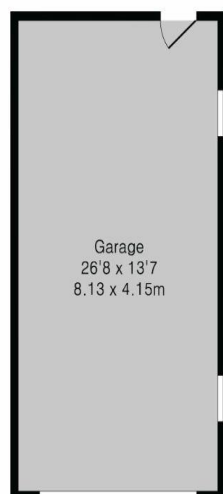
Second Floor Area 320 sq ft – 30 sq m

Garage Ground Floor Area 363 sq ft – 34 sq m

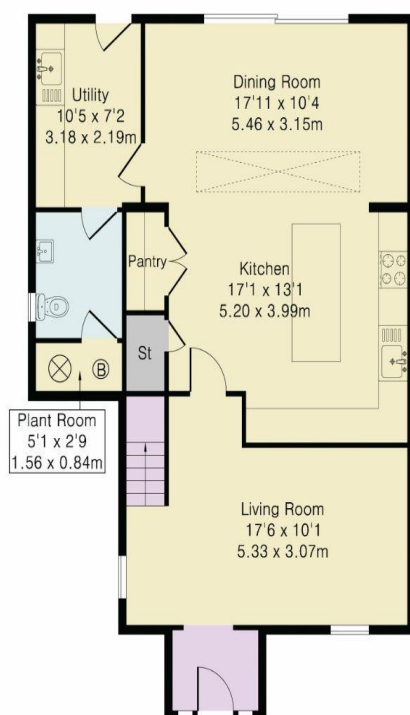
Garage First Floor Area 268 sq ft – 25 sq m



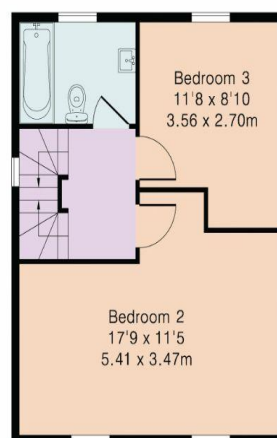
Garage First Floor



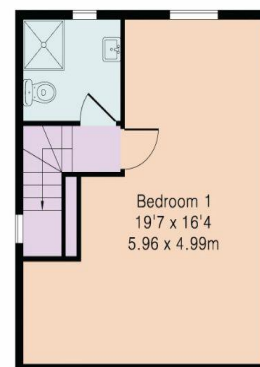
Garage Ground Floor



Ground Floor



First Floor



Second 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.

