

Dixons Hill Close, Welham Green, AL9 7EF

Price: Offers Over £600,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
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Offered for sale on a chain free basis is this versatile 4 bedroom, 2 bathroom 2 reception room semi-detached chalet bungalow situated in this sought after cul-de-sac. Backing onto fields this property has a lovely 130ft rear garden, good size driveway providing off street parking for numerous vehicles, and garage.

- 4 BEDROOM SEMI DETACHED CHALET BUNGALOW
- CHAIN FREE
- 2 RECEPTION ROOMS
- 2 BATHROOMS
- SOUGHT AFTER CUL-DE-SAC
- 130FT REAR GARDEN
- BACKING ONTO FIELDS
- GOOD SIZE DRIVEWAY AND GARAGE

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FEATURES

DESCRIPTION

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY
LIVING ROOM
RECEPTION ROOM
KITCHEN
CONSERVATORY
2 BEDROOMS
FAMILY BATHROOM

FIRST FLOOR

2 BEDROOMS – one with En-Suite bathroom

EXTERNAL

130FT REAR GARDEN
GARAGE
OFF STREET PARKING

LOCATION

Dixons Hill Close is a desirable cul-de-sac turning off Dixons Hill 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 all only a short drive away, as are the A1(M) and M25

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band E

LOCAL AUTHORITY

Welwyn Hatfield Council.

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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Approximate Gross Internal Area 1567 sq ft – 146 sq m

Ground Floor Area 1014 sq ft – 94 sq m

First Floor Area 417 sq ft – 39 sq m

Garage Floor Area 136 sq ft – 13 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.

