

**Welham Manor, Welham Green, AL9 7EL**

**Price: £465,000**  
**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)



**A beautifully presented extended 2 bedroom 2 bathroom terraced house which has been extended and modernised to provide fantastic open plan living on the ground floor ideal for entertaining. The principle bedroom has an en-suite and the second bedroom has a Juliet balcony with views to the rear. There is a lovely south/east 40ft rear garden with BBQ area and 2 brick built storage sheds. This has been finished to a fantastic standard and benefits from air conditioning and a new private driveway.**

- 2 BEDROOM MID TERRACE HOME
- EXTENDED AND MODERNISED
- 2 BATHROOMS
- OPEN PLAN LIVING
- PRIMARY BEDROOM WITH EN-SUITE
- 40FT SOUTH EAST FACING REAR GARDEN
- 2 BRICK BUILT STORAGE SHEDS
- OFF STREET PARKING FOR 3 VEHICLES

[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)

**Welham Manor, Welham Green, AL9 7EL**



**Price: £465,000**  
**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)

## **FEATURES**

### **DESCRIPTION**

A beautifully presented extended 2 bedroom 2 bathroom terraced house which has been extended and modernised to provide fantastic open plan living on the ground floor ideal for entertaining. The principle bedroom has an en-suite and the second bedroom has a Juliet balcony with views to the rear. There is a lovely south/east 40ft rear garden with BBQ area and 2 brick built storage sheds. This has been finished to a fantastic standard and benefits from air conditioning and a new private driveway.

### **ACCOMMODATION**

KITCHEN/ LIVING ROOM  
DINING ROOM  
2 BEDROOMS - one with En-Suite shower room  
BATHROOM  
40FT SOUTH EAST REAR GARDEN  
OFF STREET PARKING FOR 3 VEHICLES  
2 BRICK BUILT STORAGE SHEDS

### **LOCATION**

Welham Manor is located in North Mymms, Welham Green a cul-de-sac turning off Dixons Hill Road. The local shops, Mainline Railway Station (Kingscross/Moorgate) and local primary school are all within a short walk. Brookmans Park, South Mymms, 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 D

### **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.



**Welham Manor, Welham Green, AL9 7EL**

**Price: £465,000**  
**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)



[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)

Welham Manor, Welham Green, AL9 7EL

**Price: £465,000**  
**Freehold**



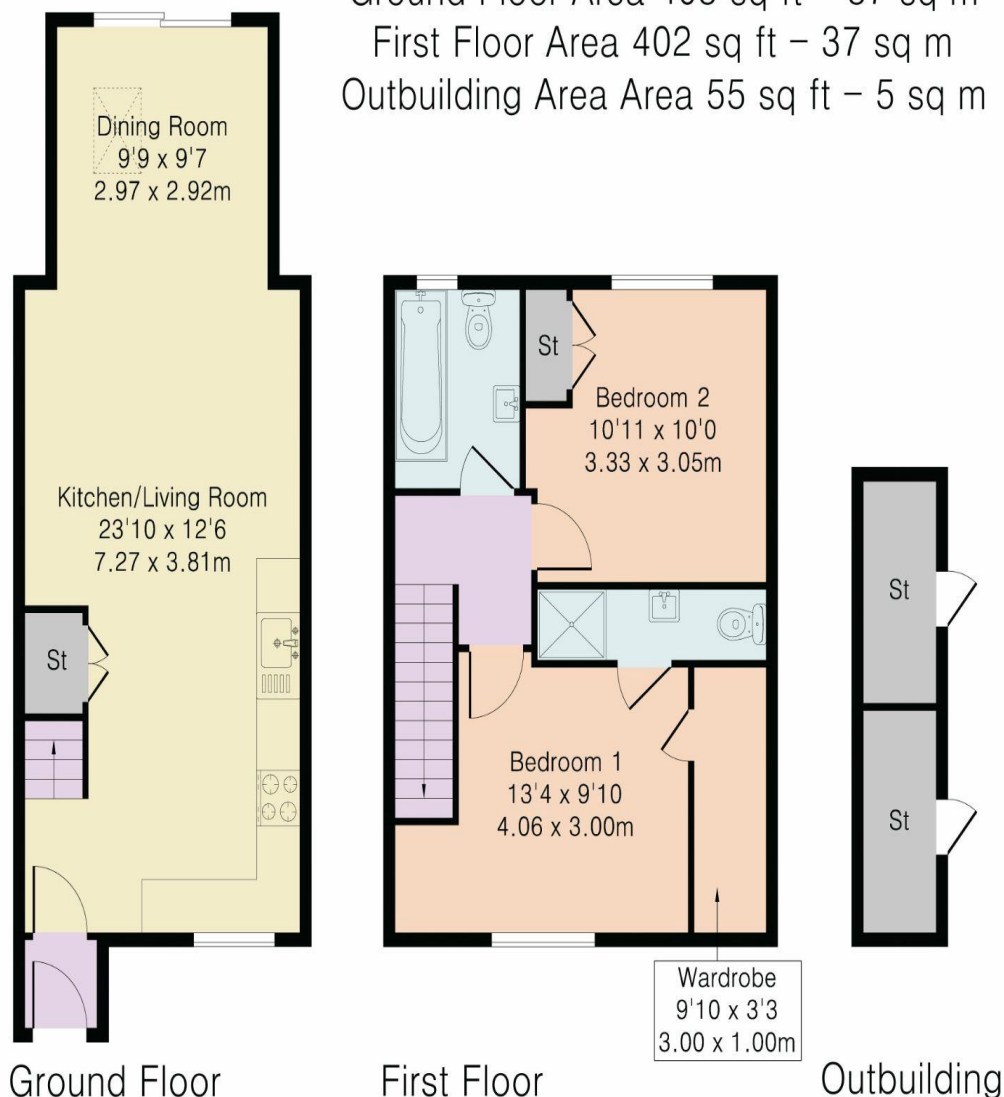
Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: sales@vanessamccallumestates.co.uk  
www.vanessamccallumestates.co.uk

### Approximate Gross Internal Area 805 sq ft - 74 sq m

Ground Floor Area 403 sq ft – 37 sq m

First Floor Area 402 sq ft – 37 sq m

Outbuilding Area 55 sq ft – 5 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.



[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)