

Boundary Lane, Welwyn Garden City, AL7 4EQ

Price: £525,000
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



A 4 bedroom semi-detached family home benefitting from a 20ft lounge, conservatory, large kitchen/diner, garage, off street parking and 60ft south/west facing rear garden. There is plenty of scope to enlarge (subject to usual planning permission).

- 4 BEDROOM SEMI DETACHED FAMILY HOME
- 20FT LOUNGE
- CONSERVATORY
- LARGE KITCHEN/DINER
- 60FT SOUTH /WEST FACING REAR GARDEN
- SCOPE TO ENLARGE (STPP)
- GARAGE
- OFF STREET PARKING

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FEATURES

DESCRIPTION

A 4 bedroom semi-detached family home benefitting from a 20ft lounge, Conservatory, large kitchen/diner, garage, off street parking and 60ft south/west facing rear garden. There is plenty of scope to enlarge (subject to usual planning permission).

ACCOMMODATION

ENTRANCE HALLWAY
LOUNGE
CONSERVATORY
KITCHEN/DINING ROOM

4 BEDROOMS
FAMILY BATHROOM

60FT SOUTH/WEST FACING REAR GARDEN
GARAGE
OFF STREET PARKING

LOCATION

Boundary Lane is a turning off Howlands. There are local shops and schools within walking distance. The A1(M) and town centre are only a short drive away where you have the Mainline Railway Station (Kings Cross/Moorgate).

LOCAL AUTHORITY

Welwyn Hatfield Council.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band D

VIEWING

STRICTLY BY APPOINTMENT THROUGH 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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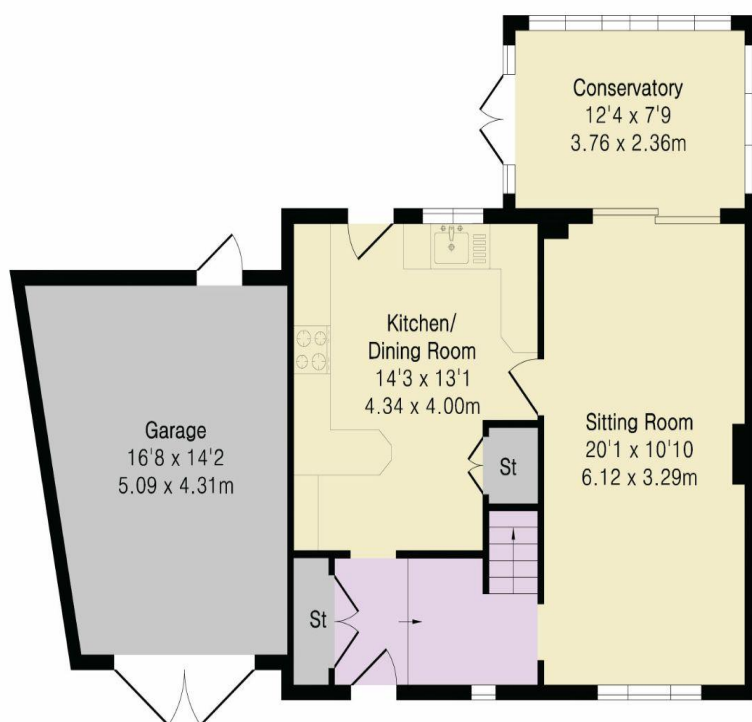


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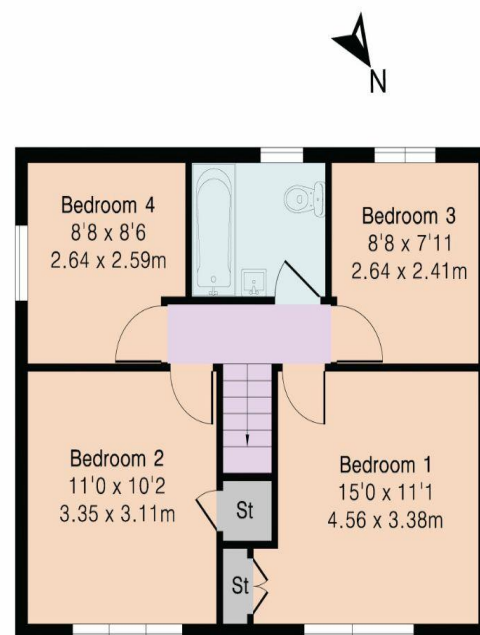
Approximate Gross Internal Area 1285 sq ft - 119 sq m

Ground Floor Area 798 sq ft – 74 sq m

First Floor Area 487 sq ft – 45 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.



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