

Dixons Hill Close, Welham Green, AL9 7EF



Price: £2,250.00 p.c.m.

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



Available to let immediately is this unfurnished versatile 4 bedroom semi-detached chalet bungalow situated in this sought after cul-de-sac. Backing onto fields this property has a lovely size garden, good size driveway, and garage. Book early to avoid disappointment.

- 4 BEDROOM SEMI DETACHED CHALET BUNGALOW
- AVAILABLE IMMEDIATELY
- UNFURNISHED
- 2 RECEPTION ROOMS
- SOUGHT AFTER CUL-DE-SAC
- LOVELY SIZE GARDEN
- BACKING ONTO FIELDS
- GOOD SIZE DRIVEWAY AND GARAGE

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#### **DESCRIPTION**

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#### **ACCOMMODATION**

ENTRANCE HALLWAY  
LIVING ROOM  
RECEPTION ROOM  
KITCHEN  
CONSERVATORY  
FAMILY BATHROOM  
FIRST FLOOR  
2 BEDROOMS - (one with en-suite)  
REAR GARDEN  
OFF STREET PARKING  
GARAGE

#### **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

Permitted payments are the monthly rent plus 5 weeks deposit and 2 weeks holding deposit required. Vanessa McCallum Estates is a member of the property Ombudsman. We outsource our rentals to W Property Solutions Ltd whose client money protection scheme is with NALS and is a SAFE agent.

#### **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. You need to provide us with the following documents:

\* One form of photographic identification (i.e. Passport, Photocard Driving Licence, National Identity Card)

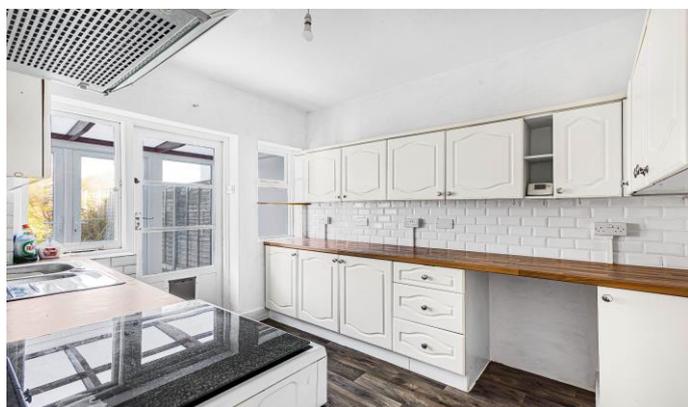
\* A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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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.

