

Wyton, Welwyn Garden City, AL7 2PE

Price: £799,950
Freehold



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



****CHAIN FREE****

Situated in Panshanger's most sought after cul-de-sac turning is this good size 4 bedroom 2 bathroom detached family home. Benefiting from 2 reception rooms, double garage, private driveway, and a stunning south east facing rear garden is approx. 45ft. in length. There is plenty of scope to enlarge further (subject to usual planning consents).

- 4 BEDROOM DETACHED FAMILY HOME
- CHAIN FREE
- 2 RECEPTION/2 BATHROOMS
- SCOPE TO ENLARGE (STPP)
- STUNNING 45FT SOUTH EAST FACING REAR GARDEN
- CUL DE SAC
- DOUBLE GARAGE
- PRIVATE DRIVEWAY
- BACKS ONTO WOODLAND
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
DINING ROOM
KITCHEN
GROUND FLOOR CLOAKROOM

4 BEDROOMS - one with En-Suite bathroom
FAMILY BATH/SHOWER ROOM

45FT SOUTH EAST FACING REAR GARDEN
SIDE ACCESS
DOUBLE GARAGE
PRIVATE DRIVEWAY

LOCATION

Wyton is thought to be one of Panshangers most sought-after Cul-de-Sacs. Wyton is a turning off of Shackleton Way, which in turn is off Sylvan Way. There are several schools and shops all within walking distance. The A1(M) is a short drive away.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band F

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 1528 sq ft - 142 sq m

Ground Floor Area 860 sq ft – 80 sq m

First Floor Area 668 sq ft – 62 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

