

**Price: £585,000  
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 well presented 3 bedroom end of terrace family home with lounge, dining room, kitchen and separate utility room/study. This property features a stunning 60ft x 35ft south/west facing rear garden backing directly onto fields with breathtaking views. There is also a lovely pond, large cabin/garden room also other outbuildings and gardeners w.c. There is parking for 2/3 vehicles and side access. This property can only be appreciated with an internal viewing.

- 3 BEDROOM END OF TERRACE FAMILY HOME
- LOUNGE, DINING ROOM
- SEPARATE UTILITY/STUDY
- LARGE CABIN/GARDEN ROOM
- OUTBUILDINGS
- 60FT X 35FT SOUTH/WEST FACING GARDEN
- BACKING DIRECTLY ONTO FIELDS
- BREATH TAKING VIEWS
- SIDE ACCESS
- PARKING FOR 2/3 VEHICLES

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## FEATURES

### DESCRIPTION

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### ACCOMMODATION

ENTRANCE HALLWAY

SITTING ROOM

DINING ROOM

KITCHEN

UTILITY/STUDY

### FIRST FLOOR

3 BEDROOMS

FAMILY BATHROOM

SEPARATE TOILET

60FT X 35FT SOUTH/WEST FACING REAR GARDEN

LARGE CABIN/GARDEN ROOM

OUTBUILDINGS

GARDENERS

WC SIDE ACCESS

PARKING FOR 2/3 VEHICLES

### LOCATION

Gould Close is a quiet cul de sac location within the heart of the village where the village shops are located along with the village's primary school. The Main Line Railway Station (Kings Cross/Moorgate) is within walking distance. The A1(M) and M25 are only a short drive away.

### 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 £25 plus vat per person.

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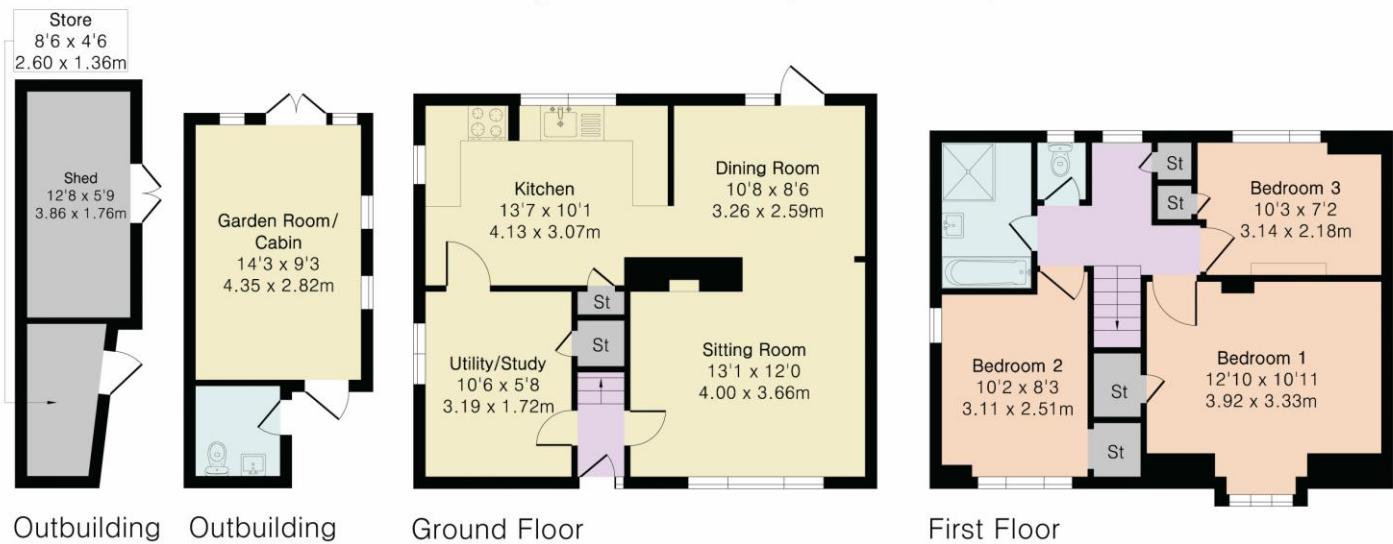
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**Approximate Gross Internal Area 973 sq ft - 90 sq m  
(Excluding Outbuilding)**

Ground Floor Area 510 sq ft - 47 sq m

First Floor Area 463 sq ft - 43 sq m

Outbuilding Area 266 sq ft - 25 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.