

Holloways Lane, Welham Green, AL9 7NP

Price: £695,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
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****CHAIN FREE****

A deceptively spacious 3 bedroom detached double fronted family home, situated in one of the most sought after roads in Welham Green. Features include 2 good size reception rooms, large open plan kitchen, dining room and conservatory, downstairs cloakroom, 2 bathrooms and beautiful 115ft rear garden. Viewing highly recommended.

- 3 BEDROOM DETACHED DOUBLE FRONTED FAMILY HOME
- CHAIN FREE
- 2 GOOD SIZE RECEPTION ROOMS
- LARGE OPEN PLAN KITCHEN/DINING ROOM
- CONSERVATORY
- GROUND FLOOR CLOAKROOM
- 2 BATHROOMS
- BEAUTIFUL 115FT REAR GARDEN

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
DINING ROOM
KITCHEN/DINER
CONSERVATORY
GROUND FLOOR CLOAKROOM

3 BEDROOMS -One with En-Suite shower room
FAMILY BATH/SHOWER ROOM

115FT REAR GARDEN
SIDE ACCESS
GROUND FLOOR CLOAKROOM

LOCATION

Holloways Lane is a popular turning off Dixons Hill Road and Bulls Lane. 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 only 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 NOTICE 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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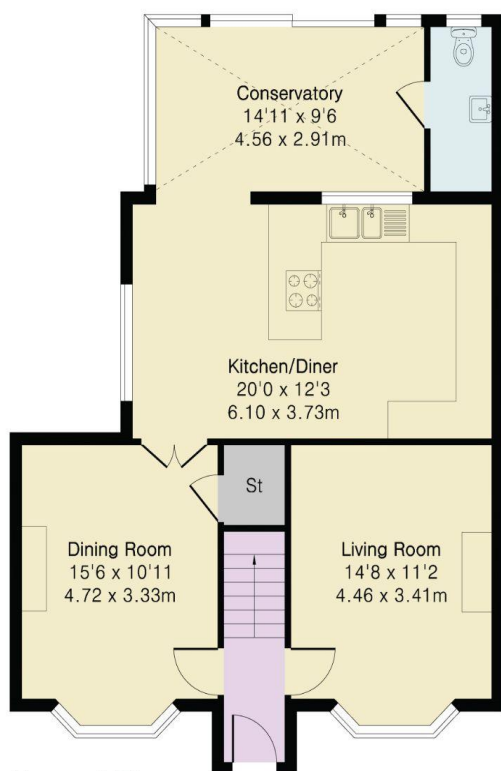


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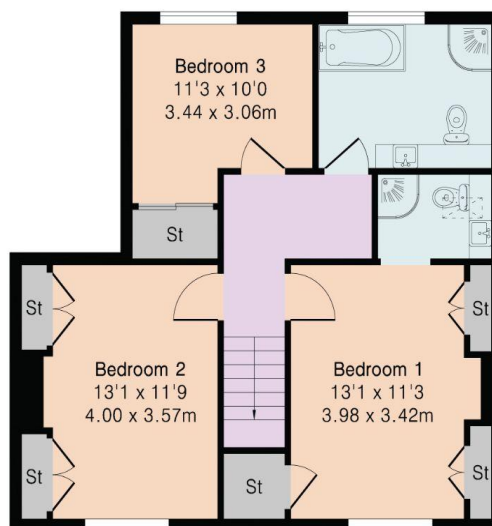
Approximate Gross Internal Area 1395 sq ft - 130 sq m

Ground Floor Area 797 sq ft – 74 sq m

First Floor Area 598 sq ft – 56 sq m



Ground Floor



First Floor



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.

