

**Hawkshead Lane, North Mymms, AL9 7TB**

**Price: £800,000**  
**Freehold**



Vanessa McCallum Estates Ltd  
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**\*\* CHAIN FREE \*\***

**A rarely available and well-presented double fronted 3 bedroom semi-detached family home. The property benefits from 2 reception rooms, kitchen, conservatory, garage, off street parking and 100ft south westerly facing garden backing on to Royal Veterinary farmland. The property has scope to extend subject to the usual planning consents and is offered for sale chain free.**

- 3 BEDROOM DOUBLE FRONTED SEMI-DETACHED HOME
- CHAIN FREE
- 2 RECEPTION ROOMS
- CONSERVATORY
- SCOPE TO ENLARGE (STPP)
- 100FT SOUTH WESTERLY FACING GARDEN
- BACKING ONTO ROYAL VETERINARY FARMLAND
- GARAGE
- SIDE ACCESS
- OFF STREET PARKING

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

ENTRANCE HALLWAY  
LIVING ROOM  
DINING ROOM  
KITCHEN  
CONSERVATORY  
GROUND FLOOR CLOAKROOM

3 BEDROOMS  
SHOWER ROOM  
SEPARATE TOILET

100FT SOUTH WESTERLY FACING GARDEN  
SIDE ACCESS  
GARAGE  
OFF STREET PARKING - 85ft long & 30ft Wide ( parking for 6 cars)

### **LOCATION**

Hawkshead Lane is a turning off Warrengate Road or Hawkshead Road. Brookmans Park is only a few minutes drive away with a selection of shops and mainline railway station into Kings Cross/Moorgate. Welham Green, Hatfield and Potters Bar are all within a short drive away.

### **SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band F

### **LOCAL AUTHORITY**

Welwyn and 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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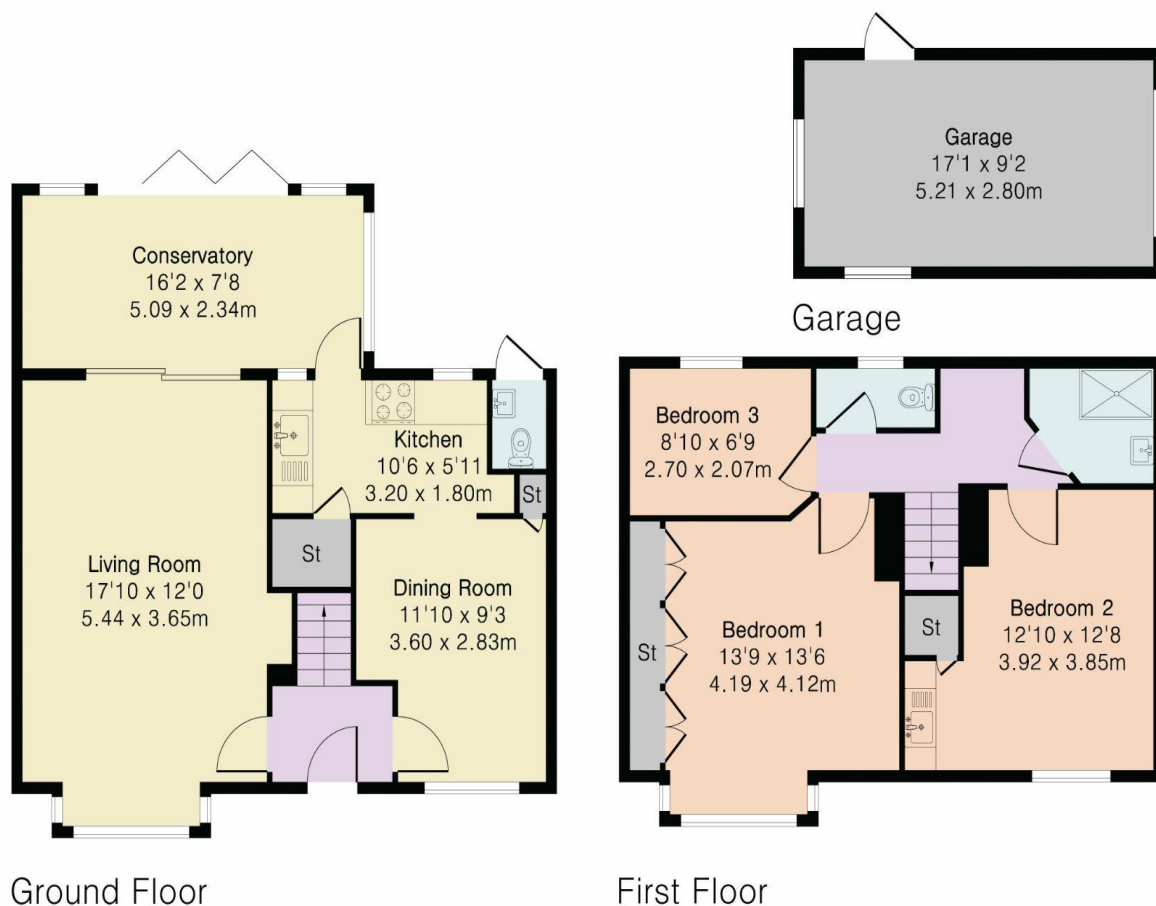
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**Approximate Gross Internal Area 1079 sq ft - 100 sq m**  
**(Excluding Garage)**

Ground Floor Area 608 sq ft – 56 sq m

First Floor Area 471 sq ft – 44 sq m

Garage Area 157 sq ft – 15 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.

