

Holloways Lane, Welham Green, AL9

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



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 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 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 tenants are now legally obliged to provide formal identification and carry out a facial recognition through Landmark.

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