

Cob Lane Close, Welwyn, AL6



Price: £695,000

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



We are delighted to offer for sale this recently renovated 5 bedroom linked Semi-Detached family home, which benefits from off-street parking for 2 vehicles, garage, a delightful 40ft rear garden, brand new kitchen and bathrooms and is light and airy throughout. An internal viewing is highly recommended.

- CHAIN FREE
- 5 BEDROOM LINKED SEMI DETACHED FAMILY HOME
- RECENTLY RENOVATED
- LIGHT & AIRY THROUGHOUT
- OFF -STREET PARKING/GARAGE
- 40FT REAR GARDEN

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## FEATURES

### DESCRIPTION

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### ACCOMMODATION

ENTRANCE HALLWAY  
KITCHEN  
DOWNSTAIRS CLOAKROOM  
LOUNGE  
DINING ROOM  
FIRST FLOOR  
3 BEDROOMS  
2 BATHROOMS  
SECOND FLOOR  
2 BEDROOMS  
1 BATHROOM  
40FT REAR GARDEN  
GARAGE

### LOCATION

Cob Lane Close is a quiet cul de sac turning off Wood Side Road which in turn is off Station Road. Ideally situated within walking distance of the main line railway station (Kings Cross/ Moorgate) Close to the primary school and local pub and they are handful of shops within walking distance. The A1M is a short drive away.

### SERVICES

Gas Central Heating and Mains Drainage.  
Council Tax Band F.

### LOCAL AUTHORITY

Welwyn Hatfield Council.

### VIEWINGS

STRICTLY BY APPOINTMENT WITH 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. You need to provide us with the following documents:

- \* One form of photographic identification (i.e. Passport, Photocard Driving License, National Identity Card)
- \* A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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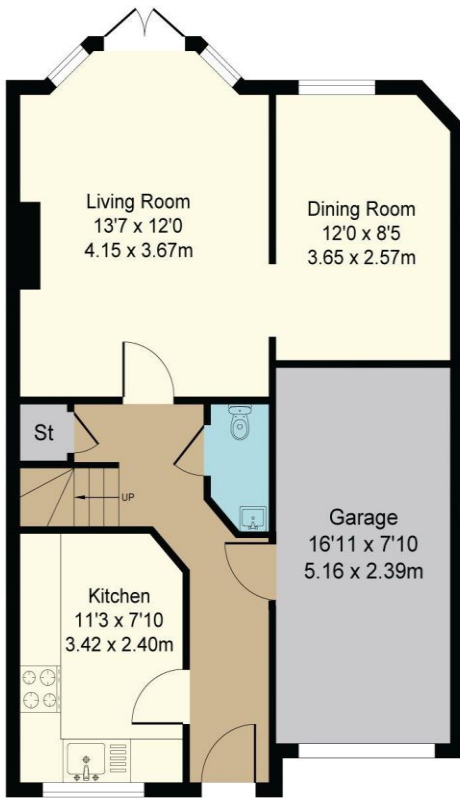
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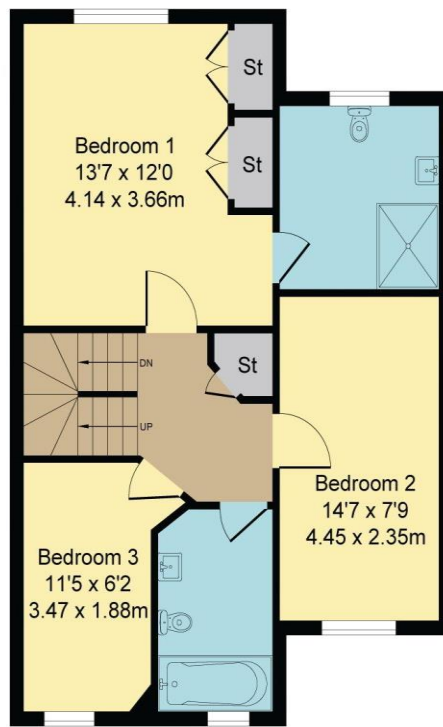


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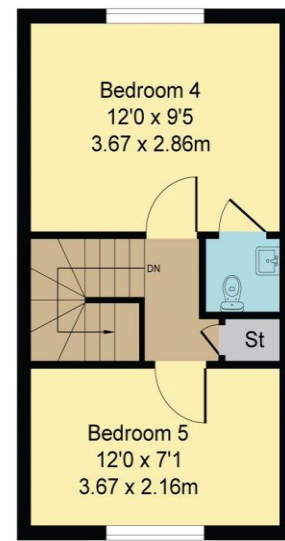
Approximate Gross Internal Area  
1474 sq ft - 137 sq m



Ground Floor



First Floor



Second Floor

