

Puttocks Drive, Welham Green, AL9 7LL

Price: £535,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
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We are delighted to offer for sale this extremely well presented 3 bedroom end of terrace family home. The property benefits from a beautiful modern kitchen dining room, bright lounge, utility room, bathroom, loft room, off street parking and well-kept garden and further court yard garden. The property is well located in this popular road within a short distance to Welham Green shops, schools and Mainline station.

- 3 BEDROOM END OF TERRACE FAMILY HOME
- LOFT ROOM
- BEAUTIFUL MODERN KITCHEN/DINING ROOM
- WELL-KEPT GARDEN & FURTHER COURT YARD GARDEN
- BRIGHT LOUNGE
- OFF STREET PARKING FOR 4 CARS
- UTILITY ROOM
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
KITCHEN/DINING ROOM
UTILITY ROOM

FIRST FLOOR

3 BEDROOMS
FAMILY BATHROOM

SECOND FLOOR

LOFT ROOM REAR
WELL KEPT GARDEN & FURTHER COURT YARD GARDEN
OFF STREET PARKING

LOCATION

Puttocks Drive is located in the heart of Welham Green. 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.

LOCAL AUTHORITY

Welwyn Hatfield Council

SERVICES

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

VIEWINGS

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

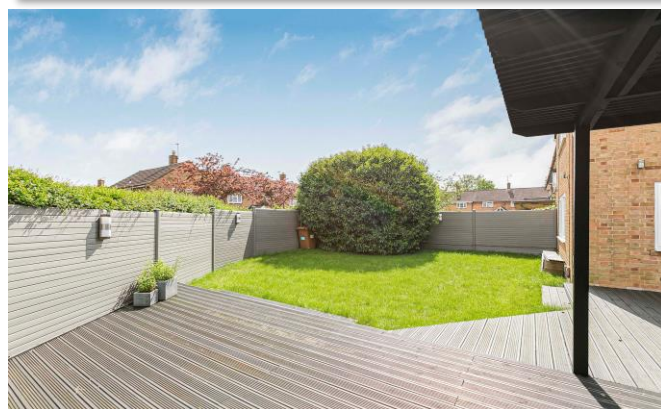
Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. You need to provide us with the following documents: * One form of photographic identification (i.e. Passport, Photocard Driving Licence, National Identity Card) * A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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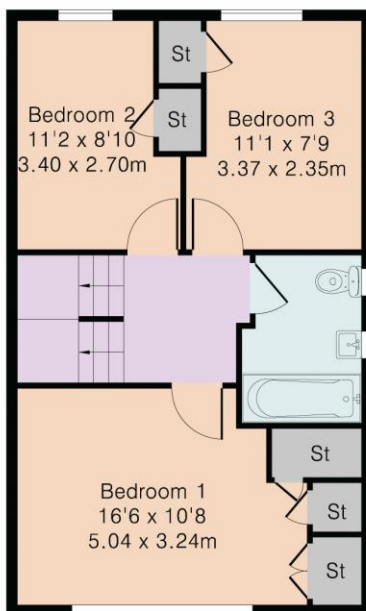


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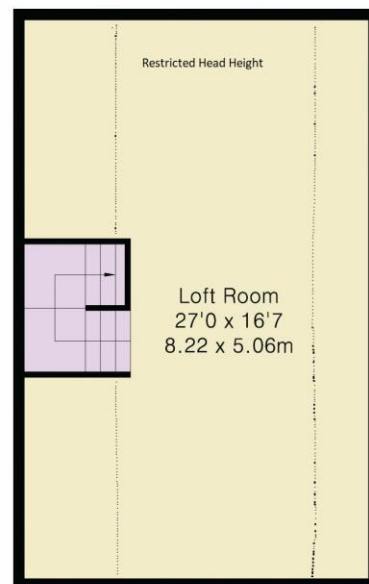
Approximate Gross Internal Area 1431 sq ft – 134 sq m
Ground Floor Area 515 sq ft – 48 sq m
First Floor Area 468 sq ft – 44 sq m
Second Floor Area 448 sq ft – 42 sq m



Ground Floor



First Floor



Second Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.

