

Landbeach, Welwyn Garden City, AL7 2QB

Price: £640,000
Freehold



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 well presented 3 bedroom 2 bathroom detached family home situated in this quiet cul-de-sac. There is a garage, driveway, side access and a private 30ft x 30ft rear garden. There is also 6 years remaining on the NHBC certificate. An internal viewing is essential.

- 3 BEDROOM DETACHED FAMILY HOME
- 2 BATHROOMS
- BUILT IN STORAGE
- PRIVATE 30FT X 30FT REAR GARDEN
- 6 YEARS REMAINING ON THE NHBC CERTIFICATE
- SIDE ACCESS
- QUIET CUL DE SAC
- GARAGE/DRIVEWAY

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
RECEPTION ROOM
KITCHEN
GROUND FLOOR CLOAKROOM

3 BEDROOMS - One with En-Suite shower room
FAMILY BATHROOM

PRIVATE 30FT X 30FT REAR GARDEN
SIDE ACCESS
GARAGE DRIVEWAY

LOCATION

Landbeach is a quiet cul-de-sac off Waterbeach off Shackleton Way. There are several schools and shops all within walking distance. The A1(M) and Welwyn Garden City Town Centre with mainline railway station (Kings Cross/Moorgate) 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 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. Facial recognition will be offered at a charge of £15 plus vat per person.

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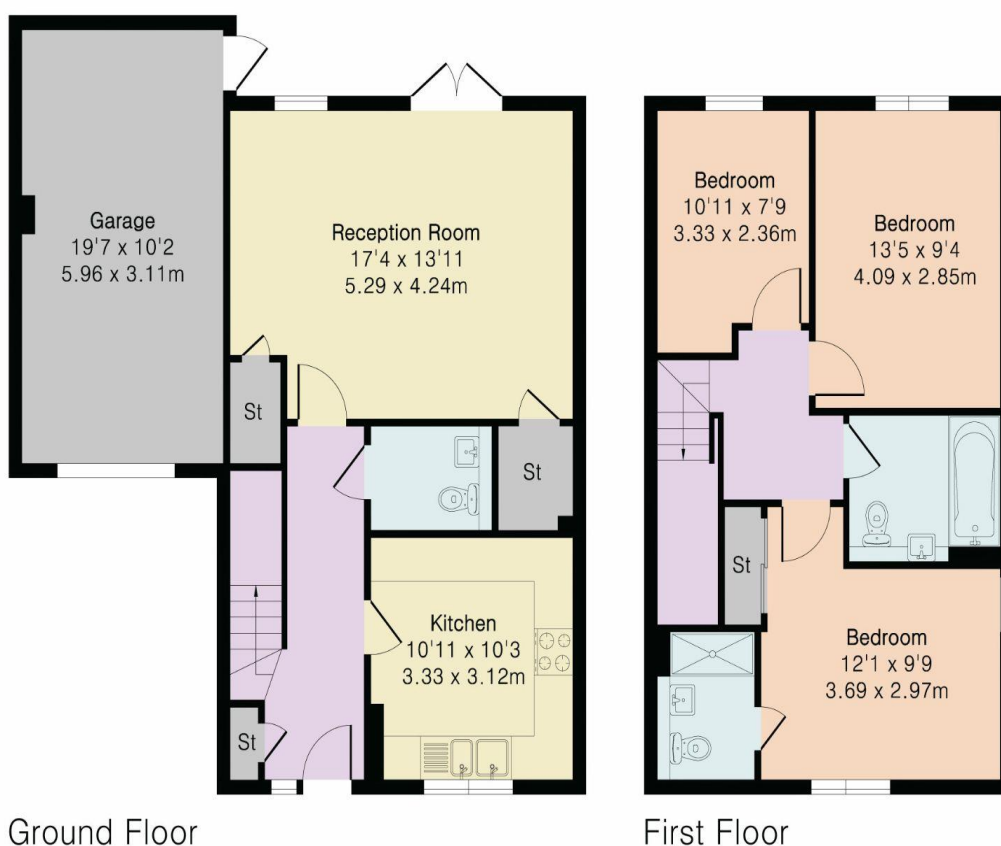


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Approximate Gross Internal Area 1253 sq ft - 117 sq m

Ground Floor Area 729 sq ft – 68 sq m

First Floor Area 524 sq ft – 49 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.

