

Stapleford, Welwyn Garden City, AL7 2PD

Price: £450,000
Freehold



Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



We are delighted to offer for sale this well presented 3 bedroom end of terrace family home which has a recently fitted kitchen, allocated parking and a lovely 30ft rear garden. The property is situated in a quiet cul-de-sac turning. An internal viewing is highly recommended.

- 3 BEDROOM END OF TERRACE HOUSE
- CUL DE SAC
- RECENTLY FITTED KITCHEN
- ALLOCATED PARKING
- LOVELY 30FT REAR GARDEN
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
KITCHEN/DINING ROOM

3 BEDROOMS
FAMILY BATHROOM

30FT REAR GARDEN
ALLOCATED PARKING

LOCATION

Stapleford is a quiet Cul-de-Sac and is a turning off of Sylvan Way. There are several schools and shops all within walking distance. The A1(M) is a short drive away.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band D

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 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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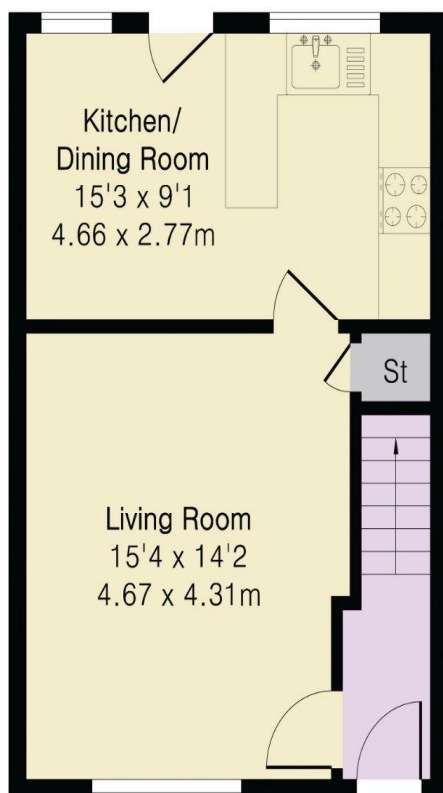


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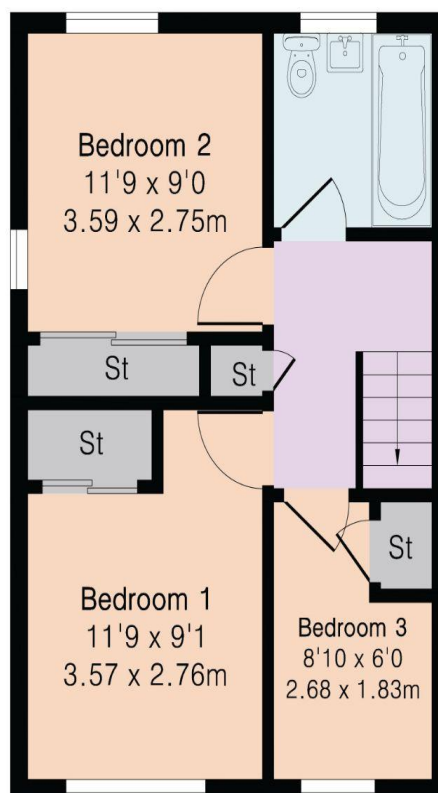
Approximate Gross Internal Area 724 sq ft - 68 sq m

Ground Floor Area 362 sq ft – 34 sq m

First Floor Area 362 sq ft – 34 sq m



Ground Floor



First Floor



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.

