

Meadow Close, Welham Green, AL9

OIEO: £550,000
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



**** CHAIN FREE ****

An extremely well presented 3 bedroom 2 bathroom family home in the heart of Welham Green. This property has been extended on the ground floor to provide spacious open plan kitchen/ living room/diner. The garage has also been converted to a study/playroom. There is off street parking and a lovely 30ft west facing rear garden. An internal viewing is recommended.

- 3 BEDROOM END OF TERRACE FAMILY HOME
- CHAIN FREE
- 2 BATHROOMS
- SPACIOUS OPEN PLAN LIVING ROOM/ DINER
- STUDY/PLAYROOM
- EXTENDED ON THE GROUND FLOOR
- GROUND FLOOR SHOWER ROOM
- 30FT WEST FACING REAR GARDEN
- OFF STREET PARKING
- EV CHARGER

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
STUDY/PLAYROOM
LOUNGE/DINER
KITCHEN/DINER
GROUND FLOOR SHOWER ROOM

3 BEDROOMS - Air conditioning to master bedroom
FAMILY BATHROOM

30ft REAR GARDEN
SIDE ACCESS
OFF STREET PARKING
EV CHARGER

LOCATION

Meadow Close is a cul-de-sac turning off Bulls Lane. The local shops, mainline railway station (Kings Cross/Moorgate) and local primary school are all within a short walk. Brookmans Park, South Mymms, Potters Bar and Colney Heath are only a short drive away.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band E

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 £25 plus vat per person.

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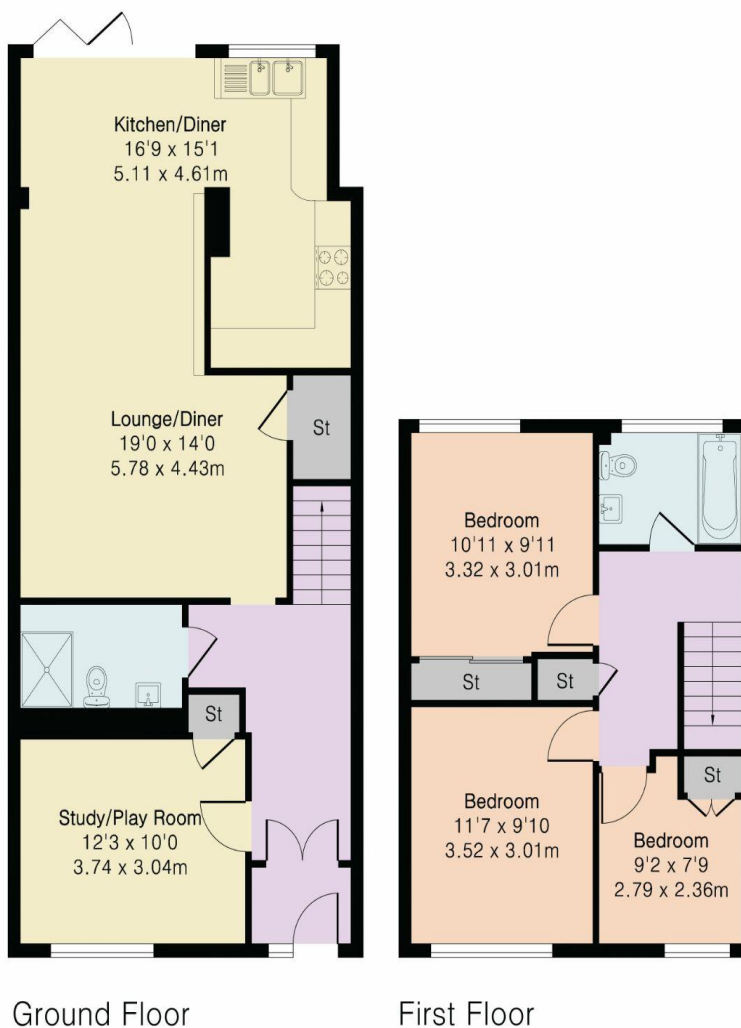


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Approximate Gross Internal Area 1218 sq ft - 113 sq m

Ground Floor Area 769 sq ft – 71 sq m

First Floor Area 449 sq ft – 42 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.

