

**Puttocks Drive, Welham Green, AL9 7LW**

**Price: £460,000**  
**Freehold**



Vanessa McCallum Estates Ltd  
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**An absolutely stunning 2 double bedroom extended family home, located in the village of Welham Green with shops, station and school all close by. The property benefits from a beautiful secluded garden, off-street parking and would make an ideal first-time buyer purchase. Viewings by appointment only.**

- 2 DOUBLE BEDROOM EXTENDED FAMILY HOME
- IDEAL FOR A FIRST TIME BUYER
- BEAUTIFUL SECLUDED 45FT REAR GARDEN
- VILLAGE LOCATION
- CLOSE TO AMENITIES
- OFF STREET PARKING

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## **FEATURES**

### **DESCRIPTION**

An absolutely stunning 2 double bedroom extended family home, located in the village of Welham Green with shops, station and school all close by. The property benefits from a beautiful secluded garden, off-street parking and would make an ideal first-time buyer purchase. Viewings by appointment only.

### **ACCOMMODATION**

ENTRANCE HALLWAY  
LIVING ROOM  
DINING ROOM  
KITCHEN  
UTILITY ROOM

2 BEDROOMS  
FAMILY BATHROOM

45FT REAR 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.

### **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 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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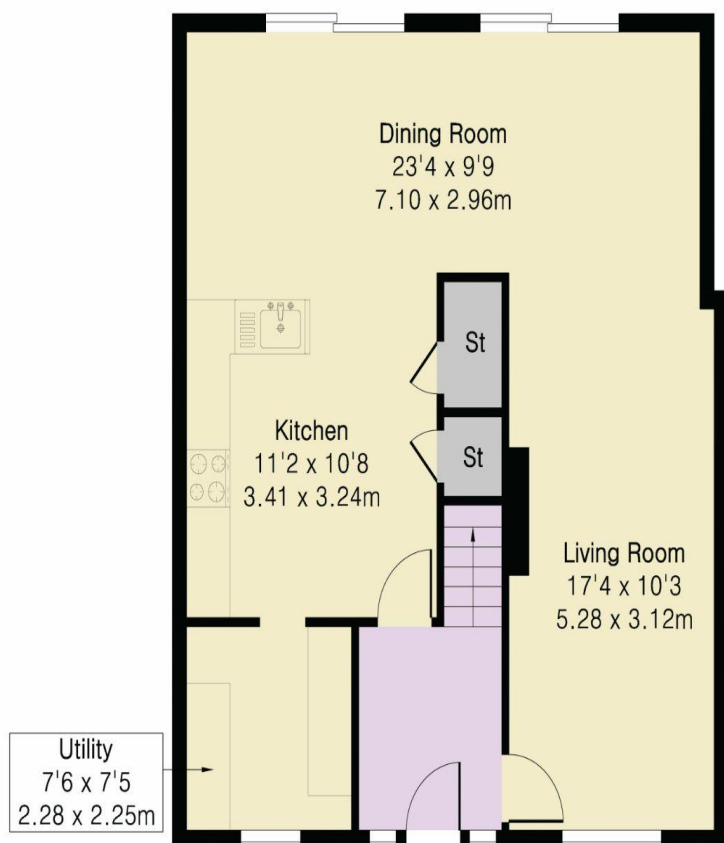


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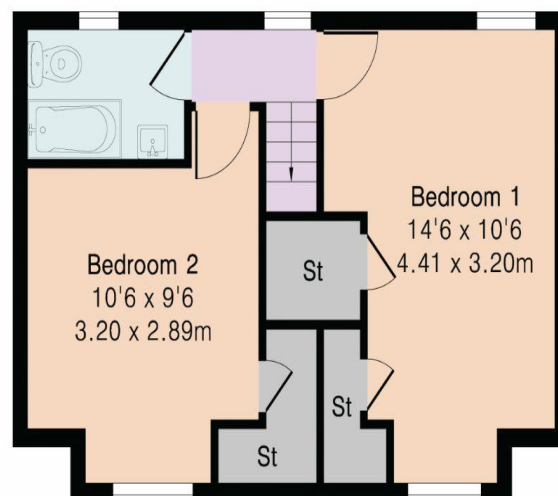
**Approximate Gross Internal Area 1069 sq ft - 100 sq m**

Ground Floor Area 686 sq ft – 64 sq m

First Floor Area 383 sq ft – 36 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.

