Holloways Lane, Welham Green, AL9 7NU

OIEO: £595,000
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



Situated in this popular location is this extended 4 bedroom 2 bathroom semi-detached family home. In need of some upgrading this property is a great size home with 2 reception rooms, conservatory, good size kitchen/diner and a 95ft west facing rear garden. There is off street parking and several outbuildings including a detached garage. There is plenty of scope to enlarge further if needed (stpp).

- EXTENDED 4 BEDROOM SEMI DETACHED FAMILY HOME
- 2 RECEPTION 2 BATHROOMS
- CONSERVATORY
- SCOPE TO ENLARGE (STPP)
- IN NEED OF SOME UP GRADING
- 95FT WEST FACING REAR GARDEN
- DETACHED GARAGE
- OFF STREET PARKING

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VANESSA MCCALLUM ESTATES

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FEATURES

DESCRIPTION
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ACCOMMODATION
ENTRANCE HALLWAY
LIVING ROOM
KITCHEN/ DINING ROOM
SITTING ROOM
CONSERVATORY
GROUND FLOOR CLOAKROOM

4 BEDROOMS - one with a shower
FAMILY BATHROOM

95FT WEST FACING REAR GARDEN
GARAGE
OFF STREET PARKING

LOCATION
Holloways Lane is a popular turning off Dixons Hill Road and Bulls Lane. 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 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 £50 plus vat per person.

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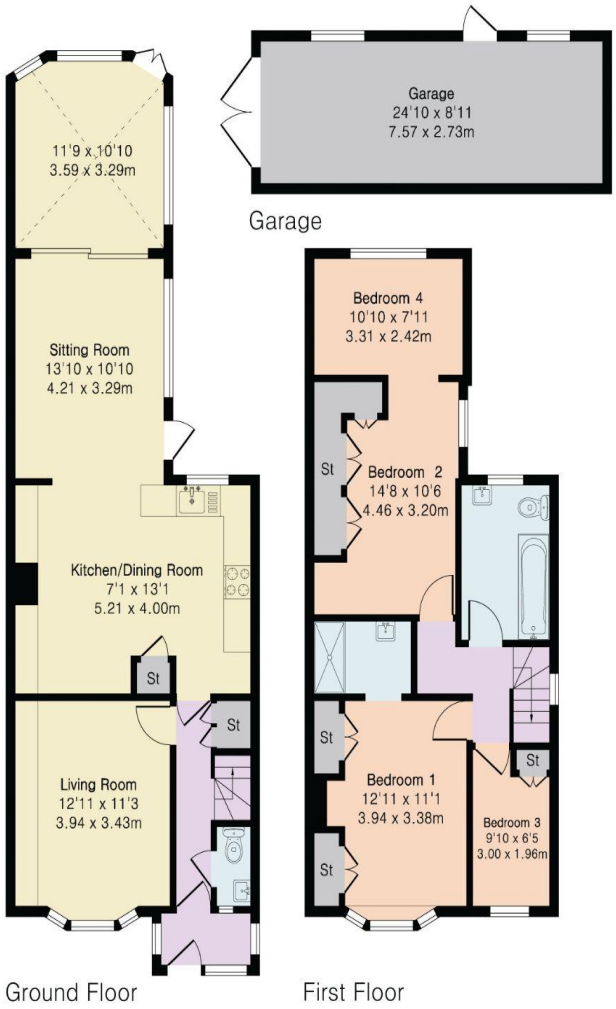



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Approximate Gross Internal Area 1375 sq ft - 128 sq m
(Excluding Garage)
Ground Floor Area 766 sq ft – 71 sq m
First Floor Area 609 sq ft – 57 sq m
Garage Area 222 sq ft – 21 sq m



PINKPLAN

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.