# Holloways Lane, Welham Green, AL9 7NR

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

**Price: £885,000**
**Freehold**

**A deceptively bright and spacious 4 bedroom detached character family home set on one of the area's most sought-after roads. Offering bright and spacious accommodation throughout, the property also benefits a superb two-storey outbuilding providing versatile additional accommodation or office space, a beautiful Westerly facing rear garden, and off-street parking. Viewing highly recommended.**

- 4 BEDROOM DETACHED CHARACTER FAMILY HOME
- 2 RECEPTION /2 BATHROOMS
- BRIGHT AND SPACIOUS
- SUPERB TWO-STOREY ANNEXE
- BEAUTIFUL WESTERLY FACING REAR GARDEN
- SOUGHT AFTER ROAD
- SIDE ACCESS
- OFF STREET PARKING

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**FEATURES**

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

**FIRST FLOOR**
3 BEDROOMS
FAMILY BATHROOM

**SECOND FLOOR**
BEDROOM - with En-Suite shower room

BEAUTIFUL WESTERLY FACING REAR GARDEN
SUPERB 2 STOREY ANNEXE
SIDE ACCESS
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 F

**LOCAL AUTHORITY**
Welwyn Hatfield Council.

**VIEWING**
STRICTLY BY APPOINTMENT THROUGH 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 £50 plus vat per person.

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**Approximate Gross Internal Area 2330 sq ft - 217 sq m**
**(Including Annexe)**
Ground Floor Area 804 sq ft – 75 sq m
First Floor Area 616 sq ft – 57 sq m
Second Floor Area 275 sq ft – 26 sq m
Annexe Ground Floor Area 460 sq ft – 43 sq m
Annexe First Floor Area 175 sq ft – 16 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.