Puttocks Close, Welham Green, AL9 7LN

OIEO: £499,950
Freehold

VANESSA MCCALLUM ESTATES

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



A well presented 3 bedroom terraced family home in a quiet cul-de-sac turning. This property has 2 reception rooms plus a sun room, kitchen, beautiful 60ft south west facing rear garden with several covered seating areas ideal for entertaining. This property also benefits from off street parking.

- 3 BEDROOM TERRACED FAMILY HOME
- 2 RECEPTION ROOMS
- SUN ROOM
- BEAUTIFUL 60FT SOUTH FACING REAR GARDEN
- SEVERAL COVERED SEATING AREAS
- OFF STREET PARKING
- CUL - DE- SAC
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION
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ACCOMMODATION
ENTRANCE HALLWAY
RECEPTION ROOM
KITCHEN
LOUNGE
SUN ROOM

3 BEDROOMS
SHOWER ROOM
SEPARATE TOILET

60ft SOUTH FACING REAR GARDEN
SEVERAL COVERED SEATING AREAS
OFF STREET PARKING

LOCATION
Puttocks Close is off Puttocks Drive, 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
one 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 of the 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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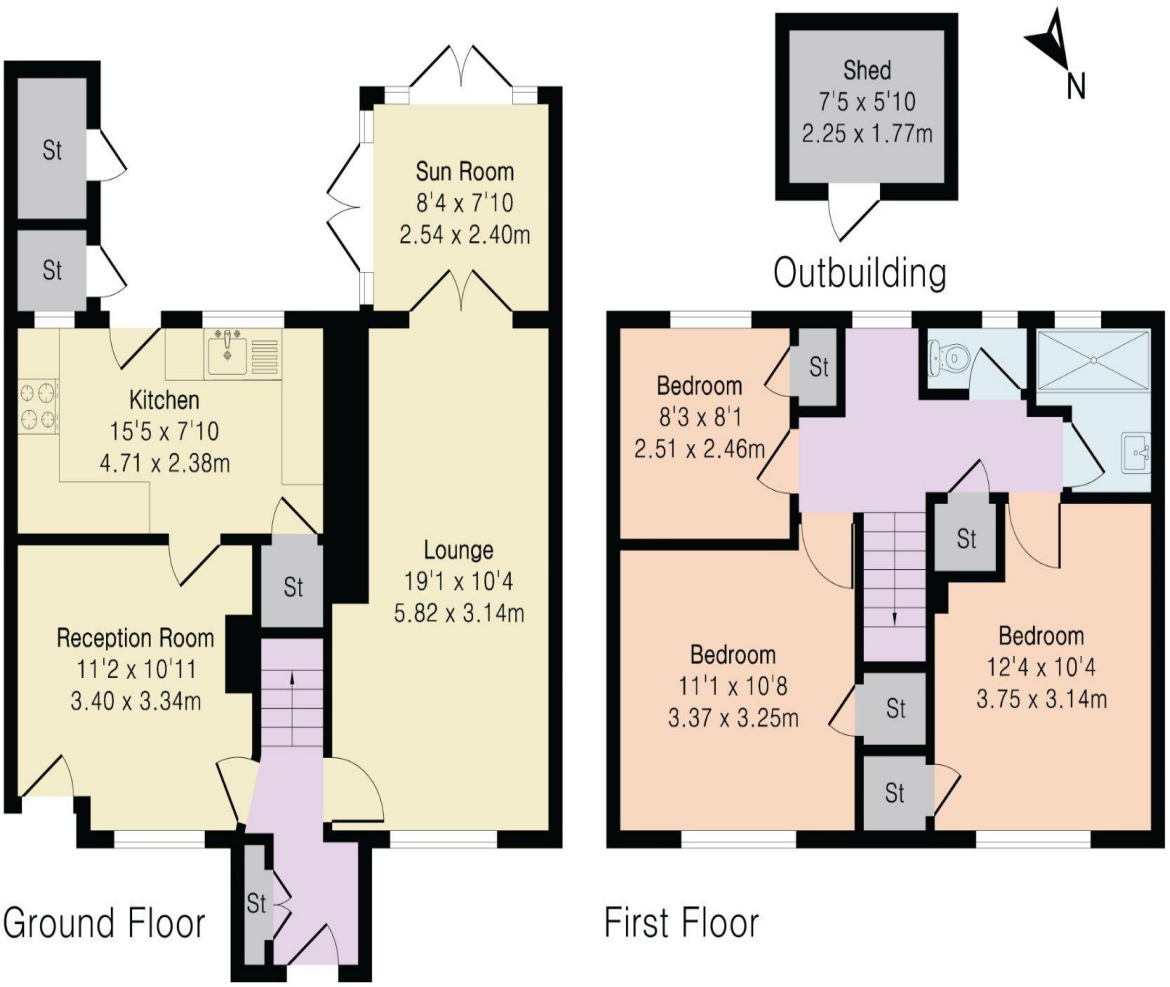

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Approximate Gross Internal Area 1090 sq ft - 101 sq m
(Excluding Outbuilding)

Ground Floor Area 608 sq ft – 56 sq m
First Floor Area 482 sq ft – 45 sq m
Outbuilding Area 43 sq ft – 4 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.