

Holloways Lane, Welham Green, AL9 7NP



**Price: £1,145,000**  
**Freehold**

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)



We are delighted to offer for sale this imposing , attractive 4 bedroom 2 bathroom detached family home which dates back to the 1930's. The current owners have tastefully extended and modernised this home which benefits from a John Ladbury Kitchen, well proportioned rooms, garage, carport and utility room. The landscaped rear garden is approx. 80ft x 47ft. To the front there is a carriage driveway providing off street parking for several vehicles. There is current planning approved for an orangery. This property can only be appreciated with an internal viewing.

- ATTRACTIVE 4 BEDROOM DETACHED FAMILY HOME
- 2 BATHROOMS
- GROUND FLOOR CLOAKROOM & UTILITY ROOM
- DATES BACK TO 1930'S
- EXTENDED AND MODERNISED
- PLANNING APPROVED FOR AN ORANGERY
- LANDSCAPED 80FT X 47FT REAR GARDEN
- CARRIAGE DRIVEWAY
- GARAGE & CARPORT
- OFF STREET PARKING FOR SEVERAL VEHICLES

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## FEATURES

### DESCRIPTION

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### ACCOMMODATION

RECEPTION HALLWAY  
INNER HALLWAY  
LOUNGE  
KITCHEN/DINER  
UTILITY ROOM  
STUDY/SNUG  
GROUND FLOOR CLOAKROOM

4 BEDROOMS - one with En-Suite shower room  
FAMILY BATHROOM

LANDSCAPED 80FT X 47FT REAR GARDEN  
CARRIAGE DRIVEWAY  
GARAGE  
CARPORT

### 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 £25 plus vat per person.

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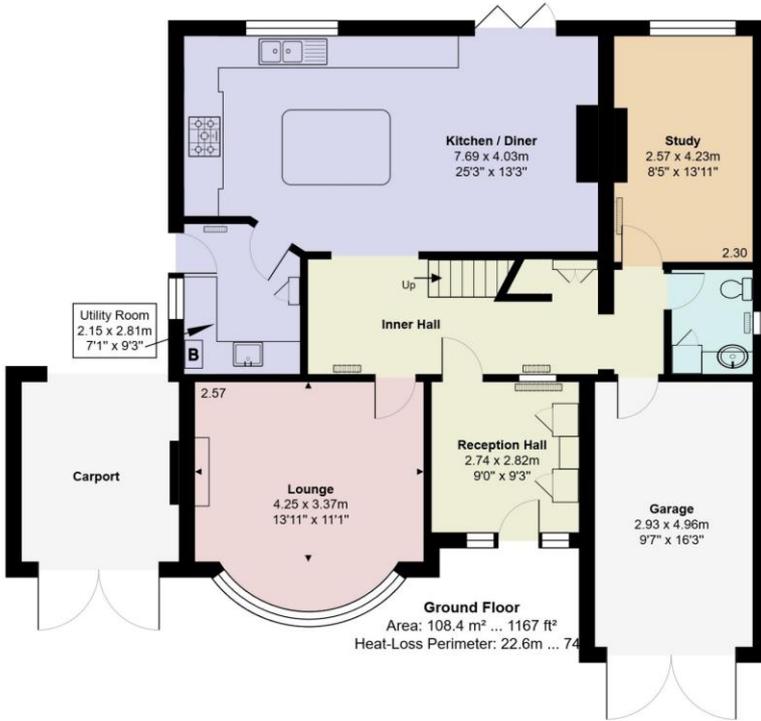
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Total Area: 194.7 m<sup>2</sup> ... 2095 ft<sup>2</sup> (excluding carport)  
All measurements are approximate and for display purposes only