

Station Road, Welham Green, AL9 7PG



Price: £399,950
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



****CHAIN FREE****

We are delighted to offer for sale this rarely available 400 year old grade II listed 2 bedroom terraced cottage in the heart of Welham Green. This is a charming home full of character features and benefits from a lovely 70ft south/west facing garden. Planning permission has been granted for a ground floor extension.

- 2 BEDROOM TERRACE COTTAGE
- 400 YEAR OLD GRADE II LISTED
- CHAIN FREE
- CHARMING/FULL OF CHARACTER
- EXISTING PLANNING PERMISSION
- 70FT REAR GARDEN
- CLOSE TO AMENITIES
- CONVENIENT LOCATION

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FEATURES

DESCRIPTION

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ACCOMMODATION

LOUNGE
KITCHEN/DINER

2 BEDROOMS
BATHROOM

70FT SOUTH WEST FACING REAR GARDEN

LOCATION

Station Road 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 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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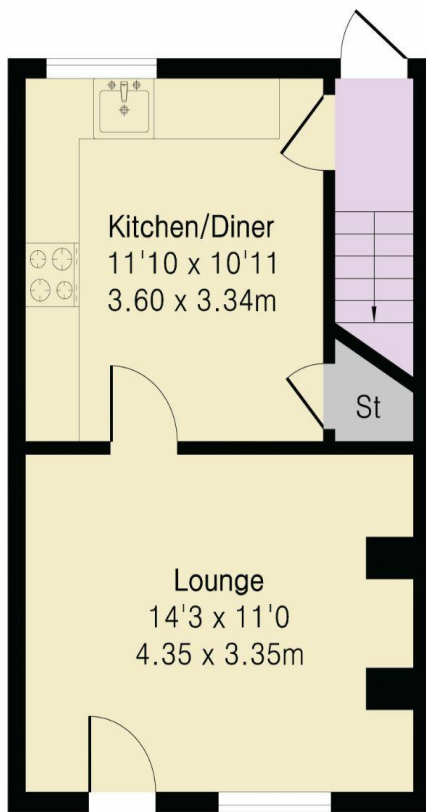
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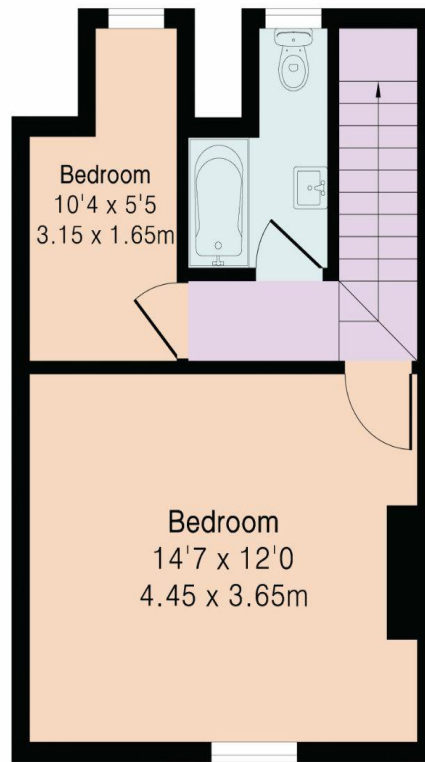
Approximate Gross Internal Area 639 sq ft - 59 sq m

Ground Floor Area 330 sq ft – 31 sq m

First Floor Area 309 sq ft – 28 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.

