

Meadow Close, Welham Green, AL9 7NZ



**Price: £499,950**  
**Freehold**

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
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**\*\*CHAIN FREE\*\***

A well presented 3/4 bedroom 2 bathroom terraced home. This property has a through lounge/diner, and one of the bedrooms (en-suite) is on the ground floor. This property is chain free, has a private driveway and a 35ft rear garden.

- 3/4 BEDROOM TERRACED FAMILY HOME
- CHAIN FREE
- 2 BATHROOMS
- THROUGH LOUNGE/DINER
- 35FT REAR GARDEN
- PRIVATE DRIVEWAY
- QUIET CUL- DE -SAC LOCATION
- CLOSE TO AMENITIES

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## FEATURES

### DESCRIPTION

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### ACCOMMODATION

ENTRANCE HALLWAY  
LIVING/DININGROOM  
KITCHEN  
GROUND FLOOR BEDROOM -with En-Suite shower room

3 BEDROOMS  
SHOWER ROOM

35FT REAR GARDEN  
PRIVATE DRIVEWAY

### LOCATION

Meadow Close is a cul-de-sac turning off Bulls Lane. The local shops, mainline railway station (Kings Cross/Moorgate) and local primary school are all within a short walk. Brookmans Park, South Mymms, 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 £25 plus vat per person.

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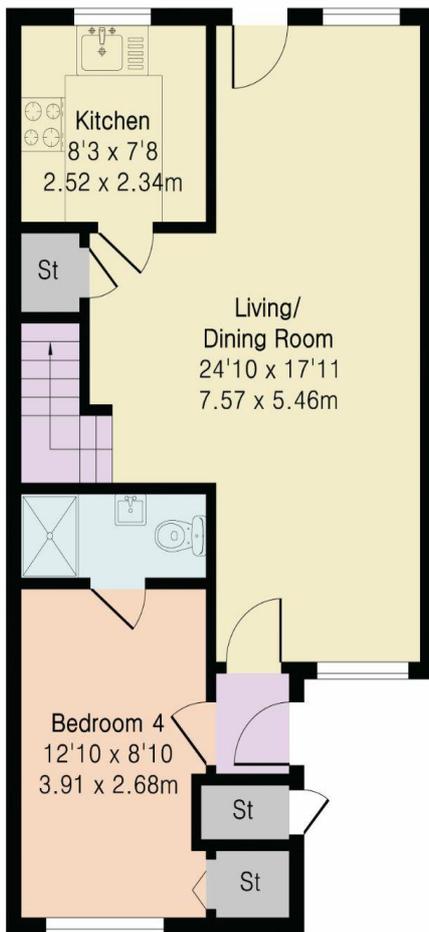
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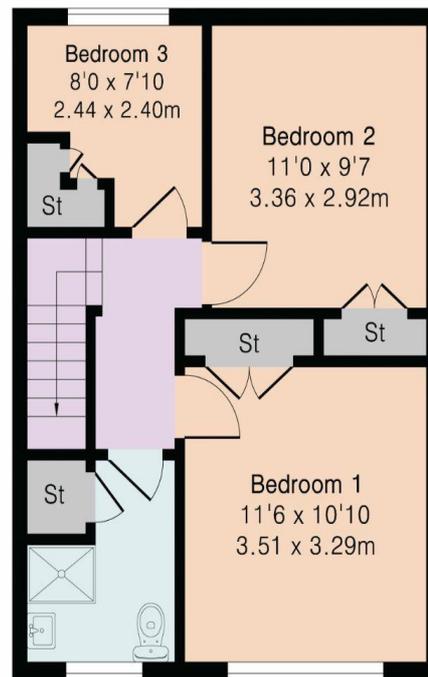
**Approximate Gross Internal Area 1004 sq ft - 93 sq m**

Ground Floor Area 562 sq ft – 52 sq m

First Floor Area 442 sq ft – 41 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.

