

Welham Manor, Welham Green, AL9 7EL

Price: £400,000
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



A beautifully presented 2 Bedroom extended home located in this popular Cul-De-Sac. Features include bright front reception room, extended kitchen dining room, family bathroom, secluded rear garden and off street parking. Viewing highly recommended.

- 2 BEDROOM MID-TERRACE HOME
- MODERN BATHROOM AND KITCHEN
- BEAUTIFULLY PRESENTED
- QUIET CUL-DE-SAC
- LOVELY SECLUDED REAR GARDEN
- OFF-STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE PORCH
LOUNGE
OPEN-PLAN KITCHEN DINER

2 BEDROOMS
FAMILY BATHROOM
STORAGE CUPBOARDS

SECLUDED REAR GARDEN
OFF-STREET PARKING

LOCATION

Welham Manor is located in North Mymms, Welham Green. It is a quiet cul-de-sac turning off Dixons Hill Road. 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 all only a short drive away, as are the A1(M) and M25.

LOCAL AUTHORITY

Welwyn Hatfield Council.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band D

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 £50 plus vat per person.

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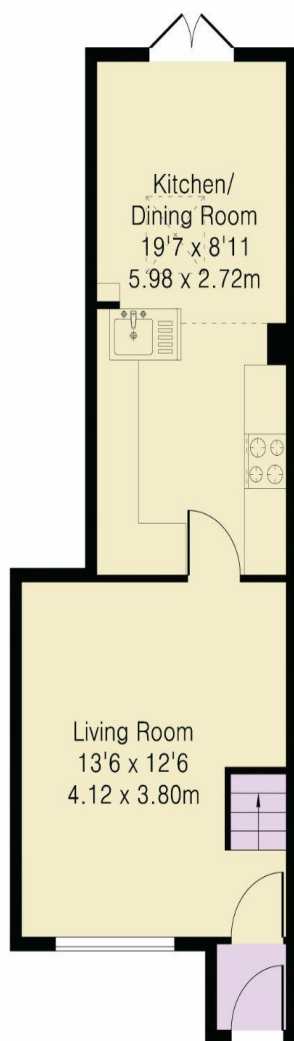
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Approximate Gross Internal Area 660 sq ft – 61 sq m
Ground Floor Area 357 sq ft – 33 sq m
First Floor Area 303 sq ft – 28 sq m



Ground Floor



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.

