

Skimpans Close, Welham Green, AL9



**Price: £590,000**  
**Freehold**

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
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Situated in this sought-after cul-de-sac location is this deceptively spacious semi-detached chalet bungalow. The property has 2 bedrooms on the ground floor and a loft room with en-suite on the first floor. There is a spacious lounge, recently added conservatory, kitchen and ground floor bathroom. Benefitting from an approx. 55ft rear garden, garage and gym to the rear of the property, side access and plenty of off street parking. An early viewing is essential.

- SOUGHT AFTER CUL-DE-SAC LOCATION
- SEMI-DETACHED CHALET BUNGALOW
- 2 GROUND FLOOR BEDROOMS
- GROUND FLOOR SHOWER ROOM
- SPACIOUS LOUNGE AND CONSERVATORY
- LOFT ROOM WITH EN-SUITE BATHROOM
- APPROX. 55FT REAR GARDEN
- GARAGE AND GYM TO THE REAR OF THE PROPERTY

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## FEATURES

### DESCRIPTION

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### ACCOMMODATION

ENTRANCE HALLWAY  
LOUNGE  
KITCHEN  
CONSERVATORY  
2 GROUND FLOOR BEDROOMS  
GROUND FLOOR SHOWER ROOM AND WC  
LOFT ROOM WITH EN-SUITE BATHROOM  
APPROX. 55FT REAR GARDEN  
GARAGE AND GYM TO THE REAR OF THE PROPERTY  
PLENTY OF OFF-STREET PARKING

### LOCATION

Skimpans 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.

### LOCAL AUTHORITY

Welwyn Hatfield Council

### SERVICES

Gas Central Heating and Mains Drainage.

COUNCIL TAX BAND E

### VIEWING

STRICTLY BY APPOINTMENT WITH 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. You need to provide us with the following documents:

\* One form of photographic identification (i.e. Passport, Photocard Driving License, National Identity Card)

\* A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

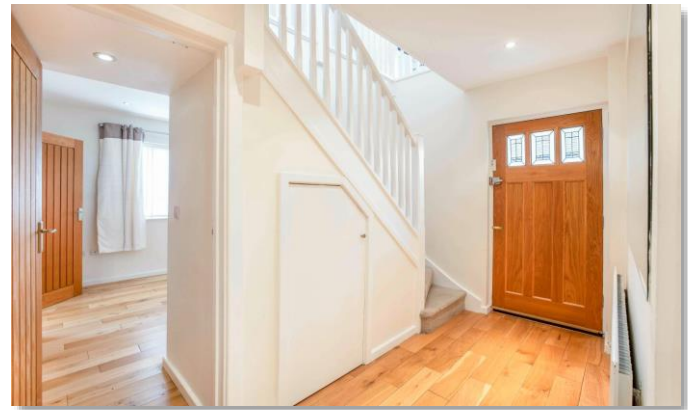


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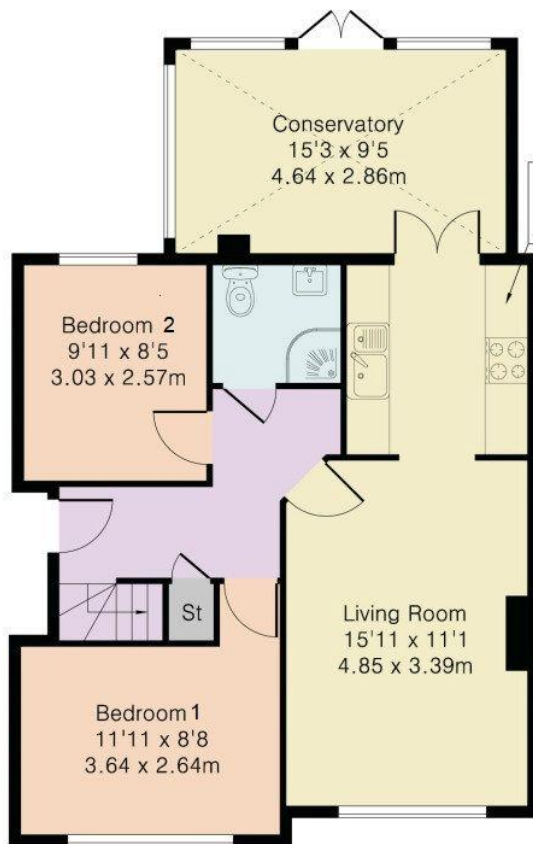


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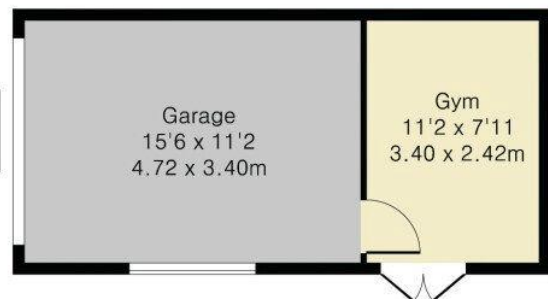
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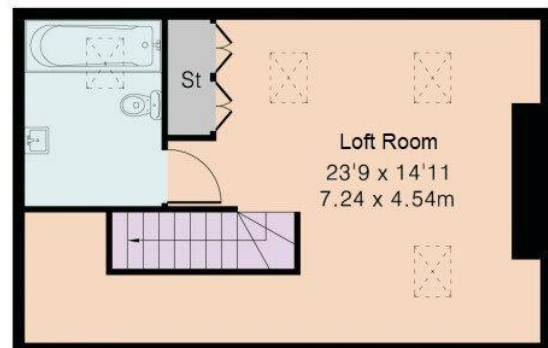
Approximate Gross Internal Area 1351 sq ft – 125 sq m  
Ground Floor Area 733 sq ft – 68 sq m  
First Floor Area 354 sq ft – 33 sq m  
Outbuilding Area 264 sq ft – 25 sq m



Ground Floor



Outbuilding



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.

