

Huggins Lane, Welham Green, AL9 7LT

Price: £535,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
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An extended 3 bedroom semi-detached family home situated on this popular road in Welham Green. Benefits include front reception room with feature fireplace, modern kitchen opening up to dining room, downstairs cloakroom with ample storage and family bathroom to first floor. Externally there is a west facing garden approx 75ft in length , garage with carport and off street parking. Viewing is highly recommended.

- EXTENDED 3 BEDROOM SEMI-DETACHED FAMILY HOME
- RECEPTION ROOM WITH FEATURE FIREPLACE
- MODERN KITCHEN OPENING UP TO DINING ROOM
- AMPLE STORAGE
- WEST FACING REAR GARDEN APPROX 75FT IN LENGTH
- GARAGE WITH CARPORT
- OFF STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

Entrance Hallway
Reception Room
Kitchen
Dining Room
Reception Room
Ground Floor Cloakroom
First Floor 3 Bedrooms
Family Bathroom
West facing Rear Garden approx 75ft in length
Garage
Carport Off
Street Parking

LOCATION

Huggins Lane 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.

LOCAL AUTHORITY

Welwyn and Hatfield

SERVICES

Gas central Heating and Mains Drainage
Council Tax Band E.

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. 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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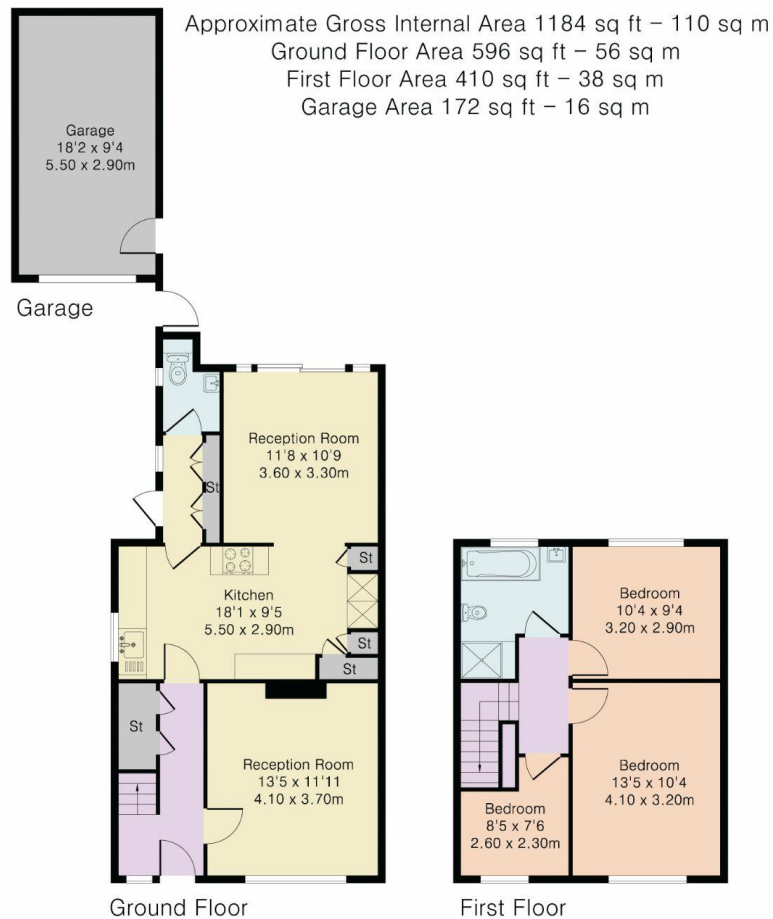
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