

Warrengate Road, North Mymms, AL9 7TT



Price: £565,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



A Charming 3 bedroom Victorian Flint Cottage home full of character. This lovely property benefits from 3 bedrooms, 2 bathrooms, private driveway, conservatory, pretty rear garden and is situated in this sought after semi-rural location. An internal viewing is highly recommended.

- VICTORIAN FLINT COTTAGE
- FULL OF CHARM
- 3 BEDROOMS
- PRIVATE DRIVEWAY
- REAR GARDEN
- 2 BATHROOMS
- CONSERVATORY
- SEMI-RURAL LOCATION

Warrengate Road, North Mymms, AL9 7TT



Price: £565,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk

FEATURES
DESCRIPTION

A Charming 3 bedroom Victorian Flint Cottage home full of character. This lovely property benefits from 3 bedrooms, 2 bathrooms, private driveway, conservatory, pretty rear garden and is situated in this sought after semi-rural location. An internal viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
DINING ROOM
KITCHEN
CONSERVATORY
GROUND FLOOR SHOWER ROOM
3 BEDROOMS
FAMILY BATHROOM
LANDING WITH STORAGE CUPBOARD
REAR GARDEN
OFF-STREET PARKING

LOCATION

Warrengate Road is situated just off Swanland Road. This property is conveniently located for Brookmans Park, Welwyn Garden City, Potters Bar with various schools, shops and Mainline Railway Station and is only a short drive to the A1(M) and M25.

LOCAL AUTHORITY

Welwyn Hatfield Council.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band D.

VIEWINGS

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 Licence, National Identity Card)
- * A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

Warren Gate Road, North Mymms, AL9 7TT



Price: £565,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



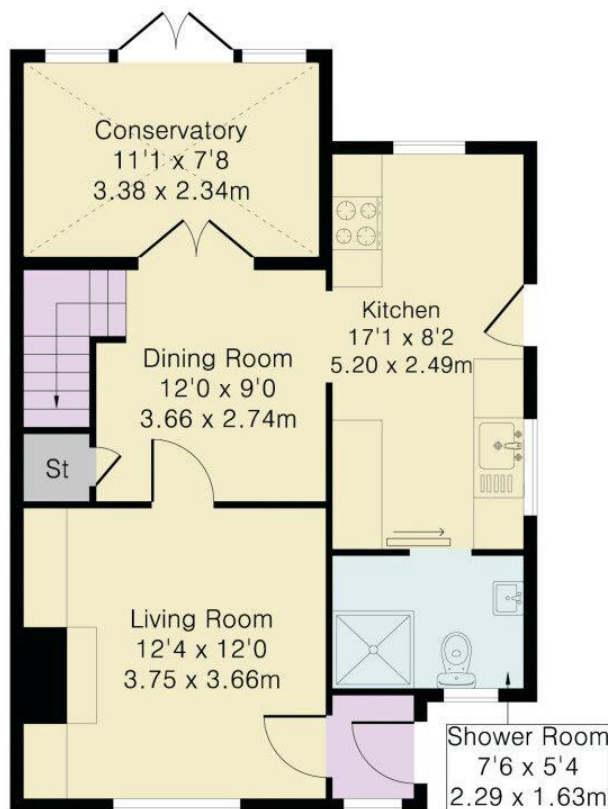
Warrengate Road, North Mymms, AL9 7TT



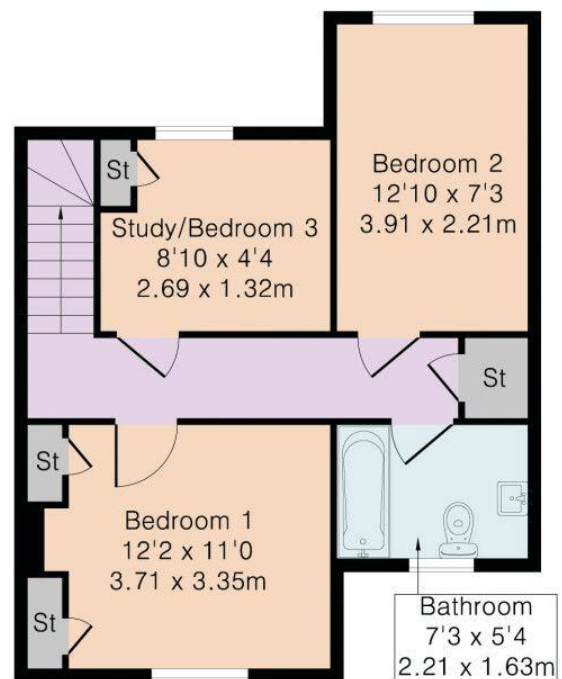
Price: £565,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk

Approximate Gross Internal Area 942 sq ft – 88 sq m
Ground Floor Area 527 sq ft – 49 sq m
First Floor Area 415 sq ft – 39 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.

