

Knolles Crescent, Welham Green, AL9 7DZ



Price: £450,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
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www.vanessamccallumestates.co.uk



Situated in a quiet position facing a green is this 3 bedroom family home which benefits from 2 reception rooms and a conservatory plus a lovely rear garden with outbuildings. This property is in the heart of Welham Green village close to a primary school and variety of shops, post office, pub, park and woods. Book early to avoid disappointment.

- 3 BEDROOM FAMILY HOME
- 2 RECEPTION ROOMS
- CONSERVATORY
- REAR GARDEN WITH OUTBUILDINGS
- LOVELY FRONT GARDEN
- VIEWS OVER THE GREEN TO FRONT
- WALKING DISTANCE TO VILLAGE AMENITIES
- WALKING DISTANCE TO MAINLINE RAILWAY STATION

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FEATURES

DESCRIPTION

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ACCOMMODATION

LIVING ROOM
DINING ROOM
KITCHEN
CONSERVATORY
3 BEDROOMS
FAMILY BATHROOM WITH SEPARATE WC
REAR AND FRONT GARDENS
GARDEN OUTBUILDINGS OUTBUILDING FOR STORAGE

LOCATION

Knolles Crescent 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. Garages are situated close by for rent. Brookmans Park, South Mymms, Potters Bar and Colney Heath are all only a short drive away, as are the A1(M) and M25.

SERVICES

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

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

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).

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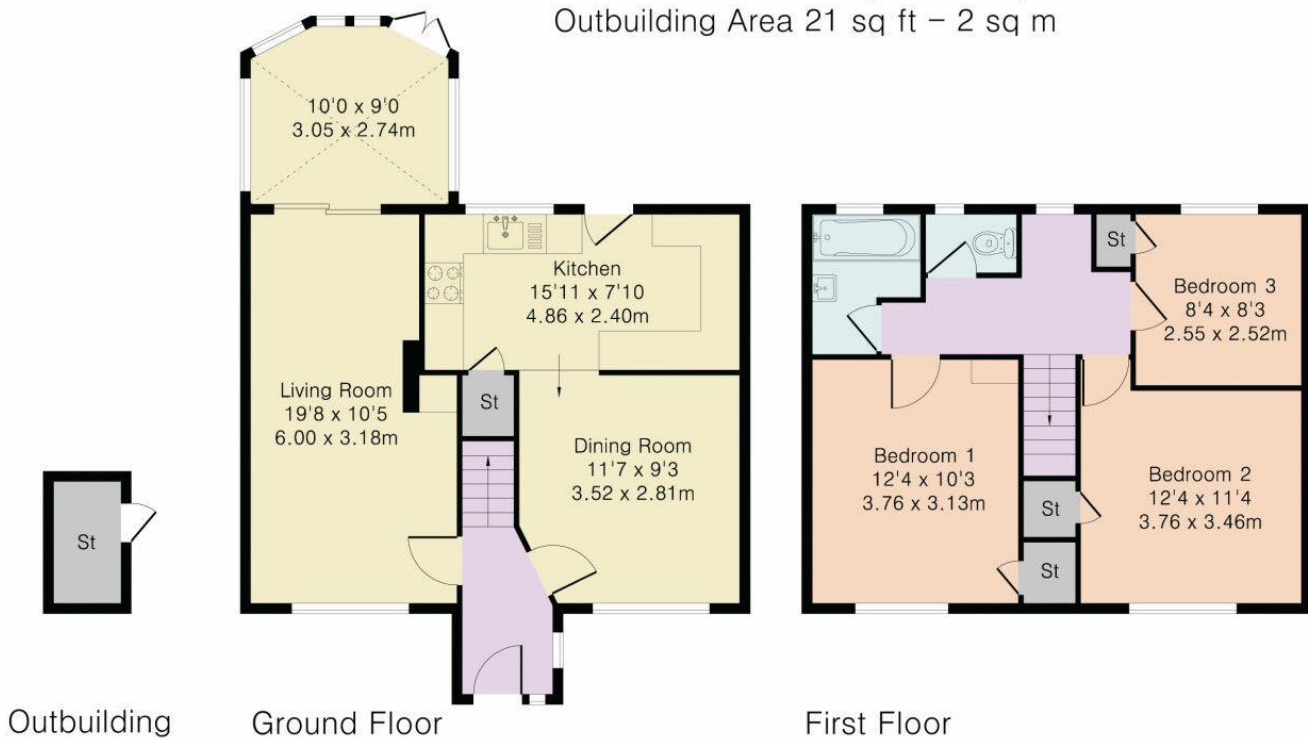
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Approximate Gross Internal Area 1106 sq ft – 103 sq m
Ground Floor Area 598 sq ft – 56 sq m
First Floor Area 487 sq ft – 45 sq m
Outbuilding Area 21 sq ft – 2 sq m



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.

