

Skimpans Close, Hatfield, AL9 7PA



Price: £695,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
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An absolutely stunning, extended 3-bedroom semi-detached chalet bungalow with 140ft south west garden, open plan kitchen and reception room with log burner. There is a separate reception room to the front and superb bathroom and separate shower room on the ground floor. This property is situated in a sought after cul-de-sac location. Book early to avoid disappointment.

- EXTENDED 3 BEDROOM SEMI DETACHED CHALET BUNGALOW
- OPEN PLAN KITCHEN AND FAMILY ROOM
- SEPARATE RECEPTION ROOM
- SUPERB BATHROOM AND SEPARATE SHOWER ROOM ON THE GROUND FLOOR
- SOUGHT AFTER CUL DE SAC LOCATION
- 140FT SOUTH WEST FACING REAR GARDEN
- LOG BURNER
- OFF STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

RECEPTION HALLWAY
OPEN PLAN KITCHEN/FAMILY ROOM
LIVING ROOM
GROUND FLOOR BATHROOM
GROUND FLOOR SHOWER ROOM
3 BEDROOMS (FIRST FLOOR)
140FT SOUTH WEST FACING REAR GARDEN
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.

SERVICES

Gas Central Heating and Mains Drainage.
The house benefits from an electric solar panel installation which has enabled an above-average EPC rating.
Council Tax Band E

LOCAL AUTHORITY

Welwyn Hatfield Council.

VIEWING

STRICTLY BY APPOINTMENT THROUGH 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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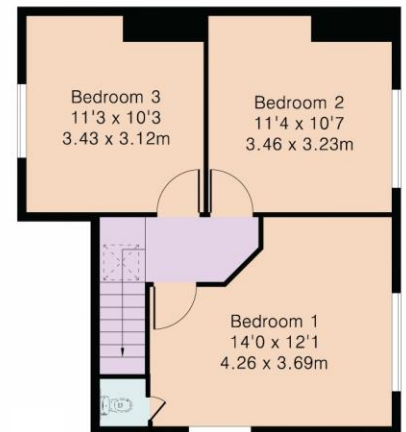


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Approximate Gross Internal Area 1488 sq ft – 139 sq m
Ground Floor Area 1040 sq ft – 97 sq m
First Floor Area 448 sq ft – 42 sq m



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.

