

Copper Beeches, Welwyn, AL6 0SS



OIEO: £700,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
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A 4 bedroom detached family home which provides bright and spacious accommodation. Situated in a quiet cul-de-sac location this features a beautiful south/west facing garden which is approx.. 50ft x 35ft, there is also a garage and private driveway. An internal viewing is essential.

- 4 BEDROOM DETACHED FAMILY HOME
- 2 RECEPTION ROOMS
- BRIGHT AND SPACIOUS ACCOMMODATION
- BEAUTIFUL SOUTH/WEST FACING REAR GARDEN
- QUIET CUL-DE-SAC LOCATION
- GARAGE
- PRIVATE DRIVEWAY

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
KITCHEN/DINING ROOM
UTILITY ROOM
GROUND FLOOR CLOAKROOM

FIRST FLOOR

4 BEDROOMS - ONE WITH SHOWER ROOM
FAMILY BATHROOM
50FT X 35FT SOUTH/WEST FACING REAR GARDEN
GARAGE
OFF STREET PARKING

LOCATION

Copper Beeches is a cul-de-sac turning off Bluebelles, which is off Oak Piece. This in turn is off The Avenue which is off The Great North Road. Oaklands is highly regarded as one of the most sought after locations in Welwyn. This property is within walking distance to Mardley Heath woods, Oaklands Primary School and a variety of shops. The nearest secondary school is Monks Walk in Welwyn Garden City. Local pubs and restaurants are close by and access to the A1M is within a short drive away.

LOCAL AUTHORITY

Welwyn and Hatfield

SERVICES

Gas central Heating and Mains Drainage
Council Tax Band F

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 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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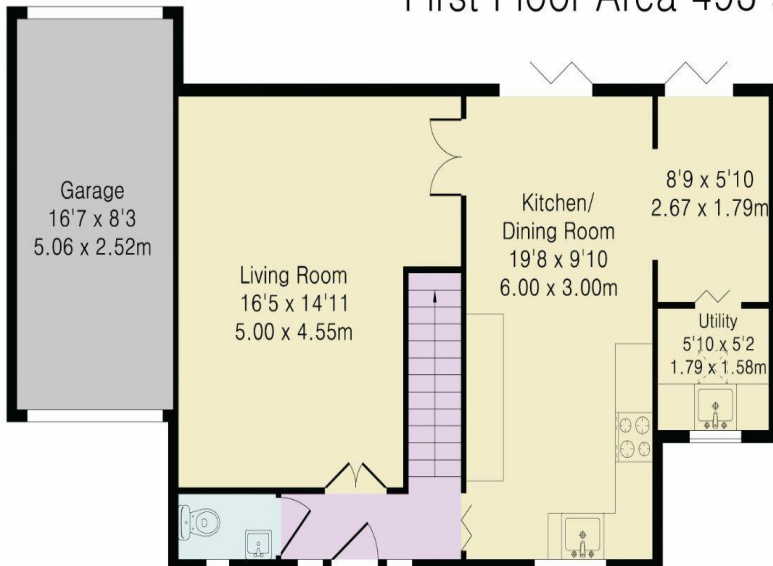
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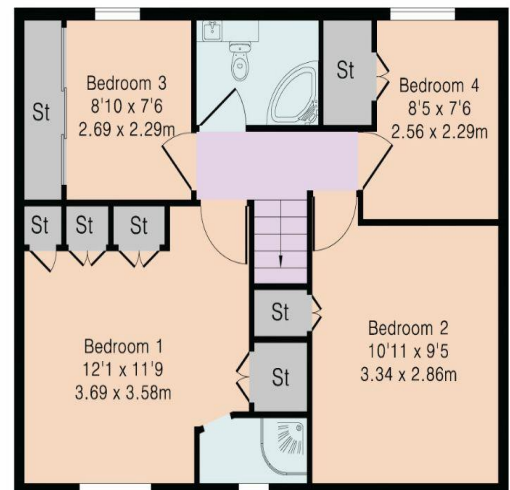
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Approximate Gross Internal Area 1230 sq ft – 115 sq m
Ground Floor Area 737 sq ft – 69 sq m
First Floor Area 493 sq ft – 46 sq m



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.

