

Holloways Lane, Welham Green, AL9 7NS



Price: £679,950
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



CHAIN FREE

A rarely available 2 double bedroom 2 bathroom detached bungalow which has been extended and provides spacious accommodation with lounge, diner and a separate conservatory. The property is situated in one of the most sought-after roads in Welham Green and features at low maintenance 30ft rear garden and private driveway. An internal viewing is recommended.

- 2 BEDROOM 2 BATHROOM DETACHED BUNGALOW
- SPACIOUS ACCOMMODATION
- FITTED WARDROBES IN BOTH BEDROOMS
- SEPARATE CONSERVATORY
- SITUATED IN A SOUGHT AFTER ROAD
- LOW MAINTENANCE 30FT REAR GARDEN
- PRIVATE DRIVEWAY
- CHAIN FREE

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
DINING ROOM
CONSERVATORY
KITCHEN
2 DOUBLE BEDROOMS – both with fitted wardrobes, one with en-suite
BATHROOM
SIDE ACCESS
LOW MAINTENANCE 30ft REAR GARDEN
OUT BUILDING
PRIVATE DRIVEWAY

LOCATION

Holloways Lane is a popular turning off Dixons Hill Road and Bulls Lane. 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 Hatfield Council.

SERVICES

Gas Central Heating, 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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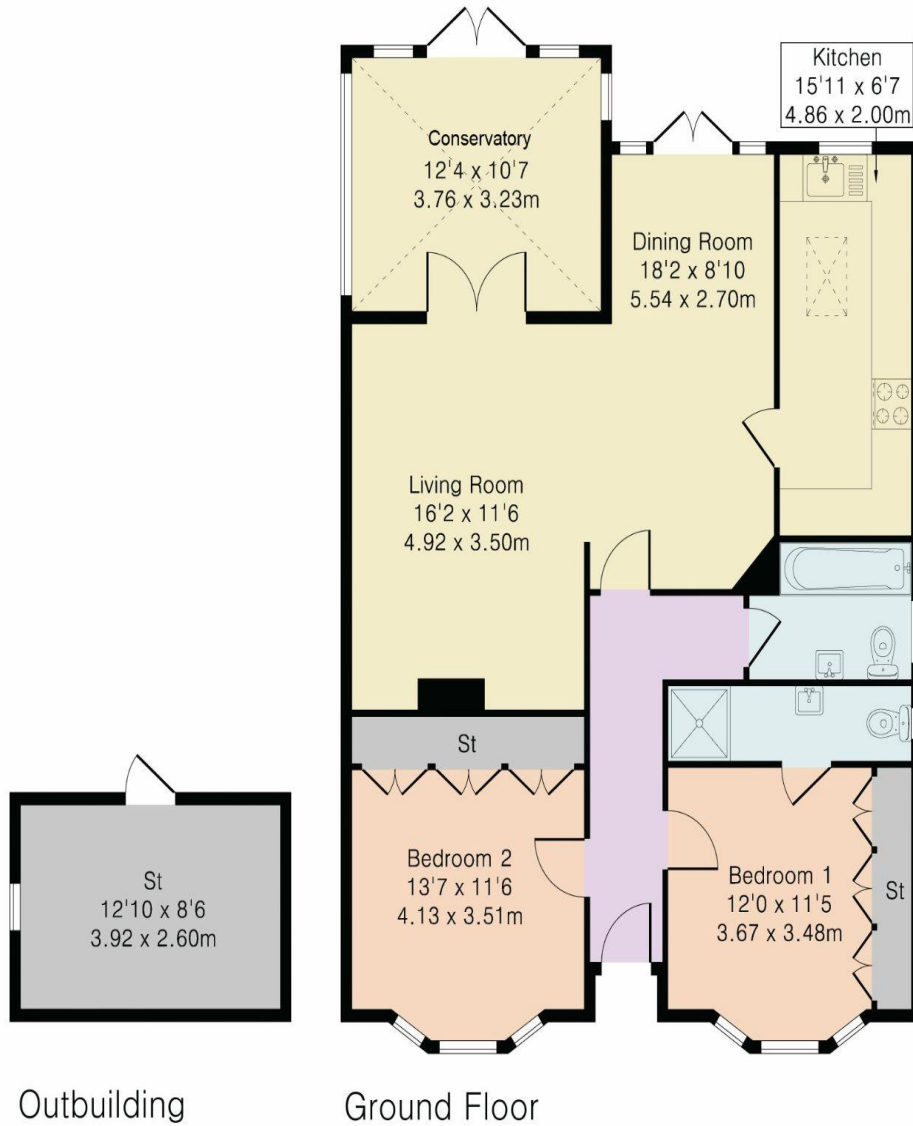
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Approximate Gross Internal Area 1156 sq ft – 107 sq m
Ground Floor Area 1046 sq ft – 97 sq m
Outbuilding Area 110 sq ft – 10 sq m



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.

