

Dixons Hill Road, Hatfield, AL9 7DN



Price: £389,995
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 beautifully presented 2 bedroom terraced cottage situated in the heart of Welham Green village. This property benefits from off street parking and a 70ft south/east facing rear garden. Ideal if you are a first time buyer or down-sizing.

- 2 BEDROOM CHARACTER COTTAGE
- APPROX 70FT SOUTH EAST FACING REAR GARDEN
- OPEN-PLAN LIVING /DINING ROOM
- SUMMERHOUSE
- MODERN KITCHEN
- OFF-STREET PARKING
- GROUND FLOOR BATHROOM
- WALKING DISTANCE TO AMENITIES and TRAIN STATION

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FEATURES

DESCRIPTION

A beautifully presented 2 bedroom terraced cottage situated in the heart of Welham Green village. This property benefits from off street parking and a 70ft south/east facing rear garden. Ideal if you are a first time buyer or down-sizing.

ACCOMMODATION

LIVING AND DINING ROOM
KITCHEN
GROUND FLOOR BATHROOM
STORAGE AREA
2 BEDROOMS
APPROX 70FT SOUTH EAST FACING REAR GARDEN
OFF-STREET PARKING

LOCATION

Dixons Hill Road is located in the heart of Welham Green. The local shops, Mainline Railway Station (Kings Cross/Moorgate) and local primary school are all within a very short walk. Brookmans Park, South Mimms, 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

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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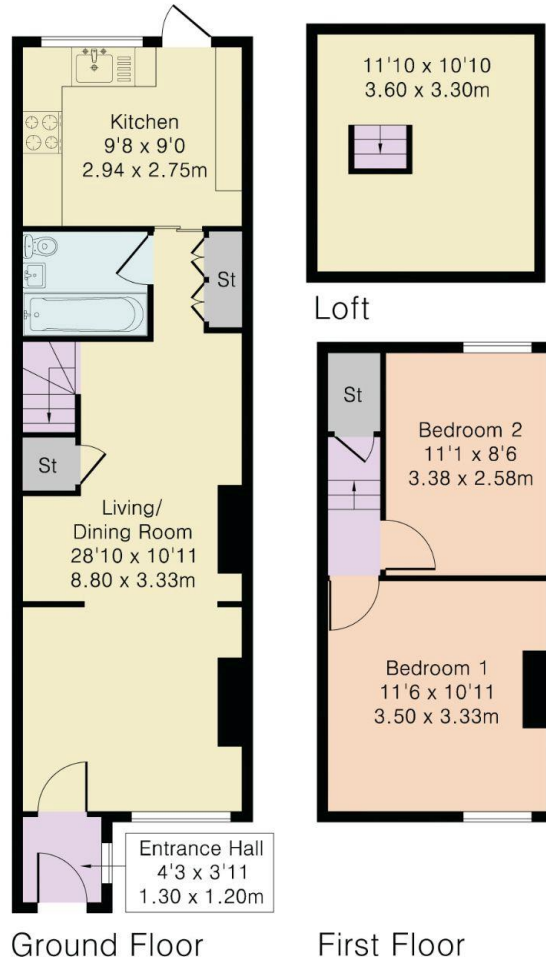
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Approximate Gross Internal Area 811 sq ft – 75 sq m
Ground Floor Area 434 sq ft – 40 sq m
First Floor Area 249 sq ft – 23 sq m
Loft Area 128 sq ft – 12 sq m



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.

