

Dellsome Lane, Welham Green, AL9 7ND



Price: OIEO £599,950
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



We are delighted to offer for sale this extended 4 bedroom 2 bathroom semi-detached family home which has been extended to provide excellent family accommodation. Benefitting from a fabulous 120ft rear garden, private driveway and integral garage. This property has a great size lounge/diner, good size kitchen and separate utility room. Priced to sell, book early to avoid disappointment.

- 4 DOUBLE BEDROOMS
- END OF TERRACE FAMILY HOME
- CUL-DE-SAC LOCATION
- GOOD SIZE LOUNGE
- KITCHEN/DINER
- UTILITY ROOM
- 120FT REAR GARDEN
- 2 BATHROOMS
- INTEGRAL GARAGE
- VIEWS OUT TO WOODLAND

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DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LOUNGE
DINING ROOM
KITCHEN
UTILITY ROOM
GROUND FLOOR GUEST CLOAKROOM
INTEGRAL GARAGE
PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM
3 FURTHER BEDROOMS
FAMILY BATHROOM
120ft REAR GARDEN
OFF-STREET PARKING

LOCATION

Dellsome Lane is off of Dixons Hill Road and is where the village shops are located along with the village's primary school. The Main Line Railway Station (Kings Cross/Moorgate) is within walking distance. The A1(M) and M25 are only a short drive away.

LOCAL AUTHORITY

Welwyn Hatfield Council.

SERVICES

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

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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Total Area: 153.5 m² ... 1653 ft²

All measurements are approximate and for display purposes only