

**Old Farmhouse Mews, Welham Green, AL9 7FA**



**Price: £450,000**  
**Freehold**

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
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**A beautifully presented modern 2 double bedroom semi-detached home, situated in a quiet cul-de-sac just off Vincenzo Close within walking distance of Welham Green High Street and the train station. Other attractive features include 2 reception rooms, spacious master bedroom with en-suite shower room and ample storage facilities, family bathroom, downstairs cloakroom, south east facing rear garden and 2 allocated parking spaces.**

**The current owners have obtained planning permission for a loft conversion.**

- MODERN 2 DOUBLE BEDROOM SEMI DETACHED HOME
- SITUATED IN A QUIET CUL-DE-SAC
- FAMILY BATHROOM
- 2 RECEPTION ROOMS
- WALKING DISTANCE TO WELHAM GREEN SHOPS AND TRAIN STATION
- 2 ALLOCATED PARKING SPACES
- AMPLE STORAGE FACILITIES
- GROUND FLOOR CLOAKROOM
- SOUTH EAST FACING REAR GARDEN
- SPACIOUS MASTER BEDROOM WITH EN-SUITE SHOWER ROOM

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## FEATURES

### DESCRIPTION

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### ACCOMMODATION

ENTRANCE HALLWAY WITH STORAGE  
GROUND FLOOR GUEST CLOAKROOM  
KITCHEN  
LIVING/DINING ROOM  
CONSERVATORY  
BEDROOM 1 WITH EN-SUITE SHOWER ROOM  
BEDROOM 2  
FAMILY BATHROOM  
2 ALLOCATED PARKING SPACES  
LOW MAINTENANCE SOUTH EAST FACING REAR GARDEN

### LOCATION

Old Farmhouse Mews is located just off Vincenzo Close which in turn is off Dellsome Lane and the village shops. Welham Green has a good selection of shops and there is a 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.

### SERVICES

Gas Central Heating and Mains Drainage.  
£25.00 monthly charge for private road upkeep.  
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)

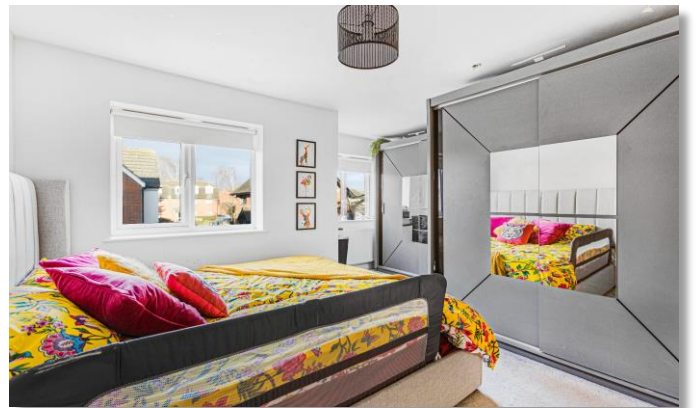
\* A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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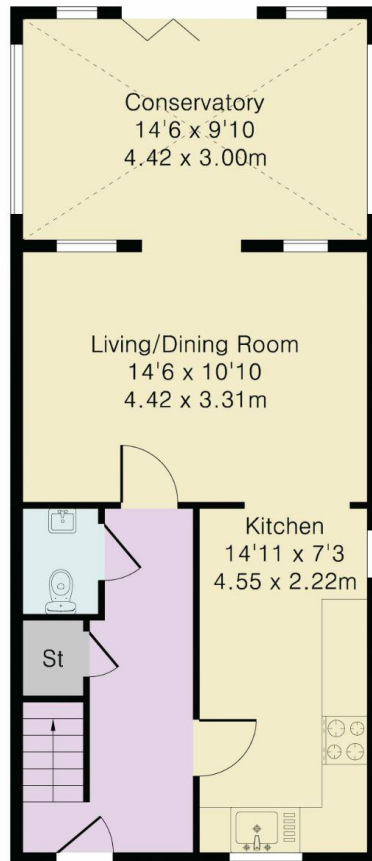
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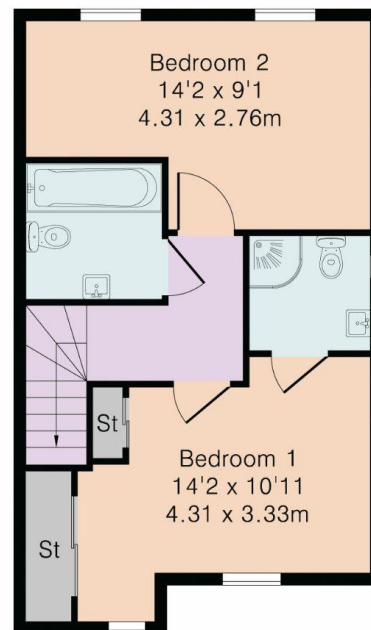
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Approximate Gross Internal Area 909 sq ft – 84 sq m  
Ground Floor Area 540 sq ft – 50 sq m  
First Floor Area 369 sq ft – 34 sq m



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.

