

Meadow Close, Welham Green, AL9 7NZ



Price: £550,000
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 well presented 3 bedroom semi-detached family home situated in this quiet cul-de-sac location. The property features a modern kitchen and bath/shower room, conservatory, good size lounge and separate utility room. Easy to maintain rear garden and off-street parking for several vehicles.

- 3 BEDROOM SEMI-DETACHED FAMILY HOME
- QUIET CUL-DE-SAC LOCATION
- GOOD SIZE LOUNGE
- CONSERVATORY
- UTILITY ROOM
- MODERN KITCHEN AND FAMILY BATHROOM
- LOW MAINTENANCE REAR GARDEN
- OFF-STREET PARKING FOR SEVERAL VEHICLES

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
GROUND FLOOR GUEST CLOAKROOM
KITCHEN
RECEPTION ROOM
UTILITY ROOM
CONSERVATORY
3 BEDROOMS
FAMILY BATHROOM
REAR GARDEN
DRIVEWAY FOR SEVERAL VEHICLES

LOCATION

Meadow Close is a cul-de-sac turning off Bulls Lane. The local shops, mainline railway station (Kings Cross/Moorgate) and local primary school are all within a short walk. Brookmans Park, South Mymms, Potters Bar and Colney Heath are only a short drive away.

LOCAL AUTHORITY

Welwyn and Hatfield Council.

SERVICES

Gas central heating and mains drainage.

Council Tax Band E.

VIEWINGS

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:

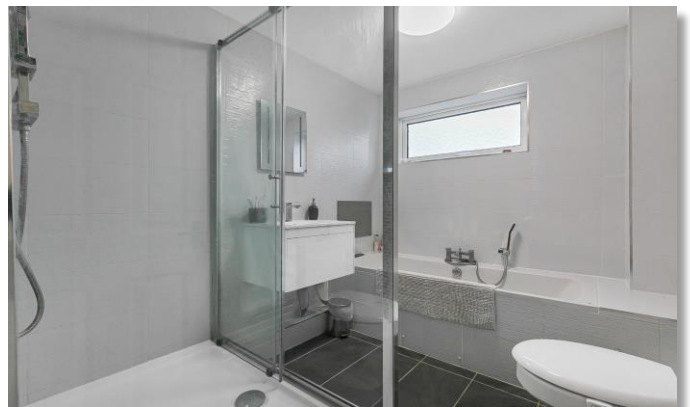
- * One form of photographic identification (i.e. Passport, Photocard Driving Licence, National Identity Card)
- * A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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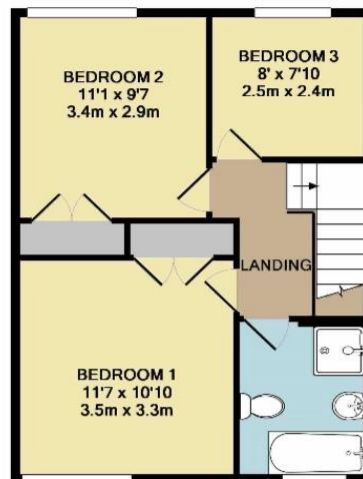
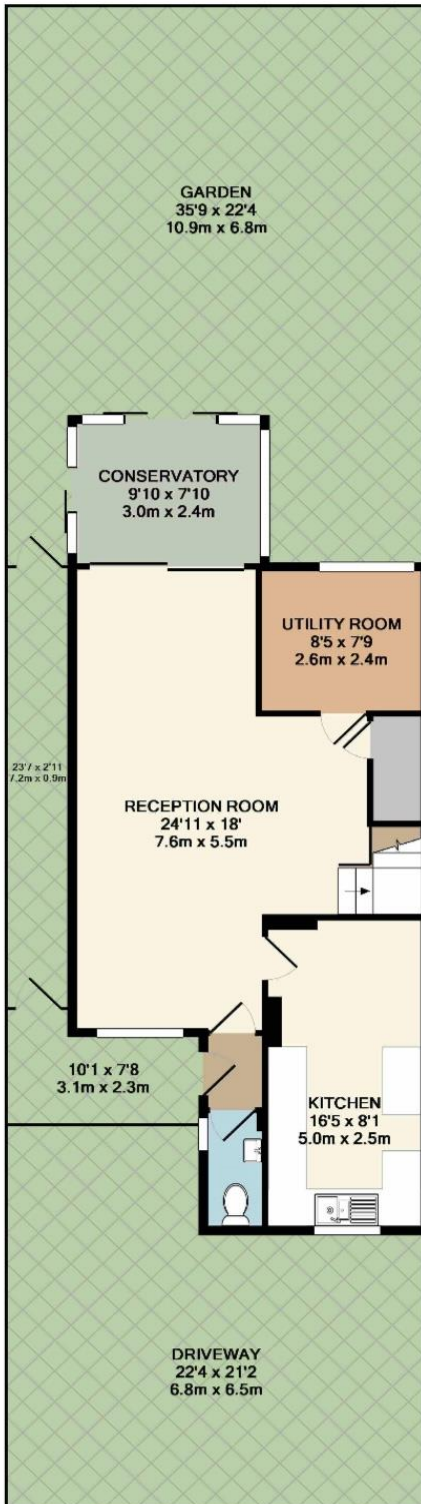


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1ST FLOOR
APPROX. FLOOR
AREA 449 SQ.FT.
(41.7 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 643 SQ.FT.
(59.7 SQ.M.)

MEADOW CLOSE AL9
TOTAL APPROX. FLOOR AREA 1091 SQ.FT. (101.4 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only