

Boundary Lane, Welwyn Garden City, AL7 4EQ



Price: £475,000
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



**** CHAIN FREE****

Offered for sale chain free is this 3 bedroom semi-detached family home which benefits from a corner plot providing private driveway and garage. The property has good size rooms and a lovely south facing 70ft rear garden and scope to enlarge (stpp). Book early to avoid disappointment.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- CHAIN FREE
- CORNER PLOT
- GOOD SIZE ROOMS
- SCOPE TO ENLARGE (STPP)
- SOUTH FACING 70FT REAR GARDEN
- PRIVATE DRIVEWAY
- GARAGE

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
KITCHEN
3 BEDROOMS
FAMILY BATHROOM
SOUTH FACING 70FT REAR GARDEN
GARAGE
PRIVATE DRIVEWAY

LOCATION

Boundary Lane is a turning off Howlands. There are local shops and schools within walking distance. The A1(M) and town centre are only a short drive away where you have the Mainline Railway Station (Kings Cross/Moorgate).

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band D

LOCAL AUTHORITY

Welwyn and Hatfield

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

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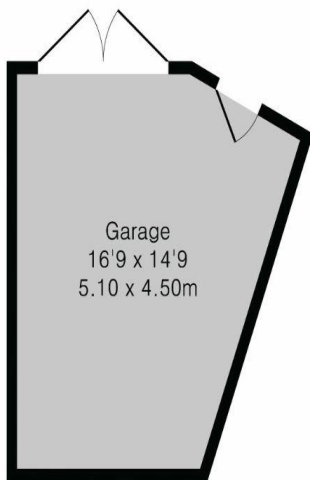
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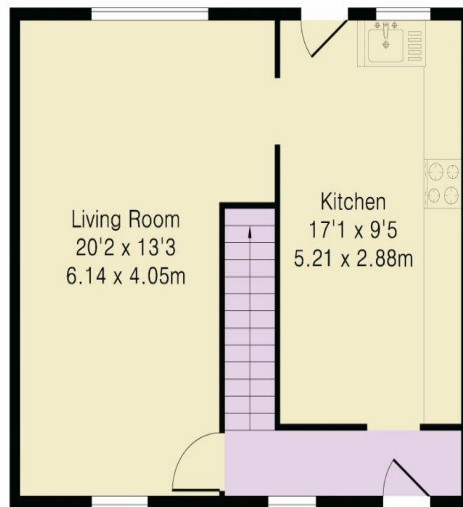
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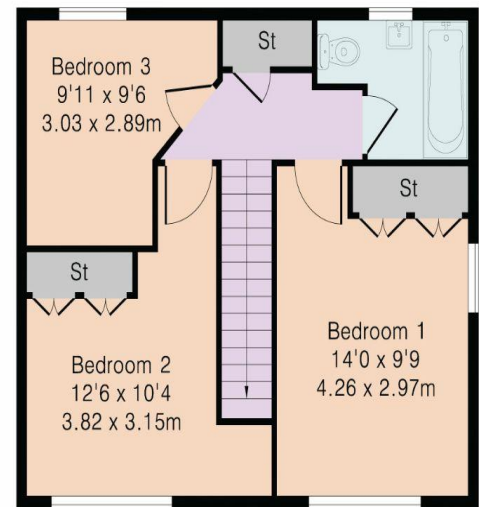
Approximate Gross Internal Area 1129 sq ft – 105 sq m
Ground Floor Area 463 sq ft – 43 sq m
First Floor Area 463 sq ft – 43 sq m
Garage Area 203 sq ft – 19 sq m



Garage



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.

