

**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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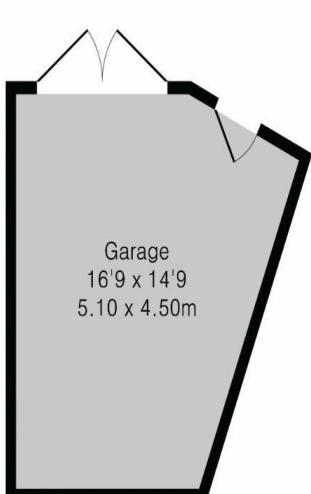
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Approximate Gross Internal Area 1129 sq ft – 105 sq m

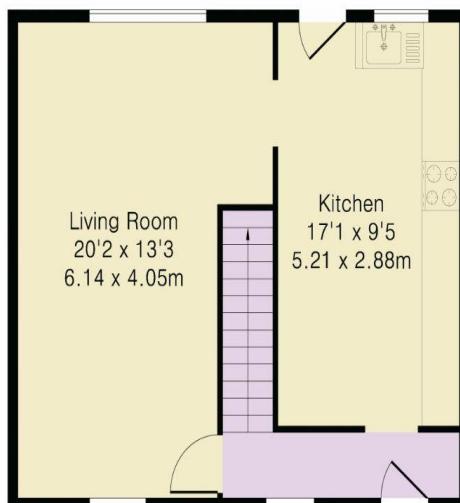
Ground Floor Area 463 sq ft – 43 sq m

First Floor Area 463 sq ft – 43 sq m

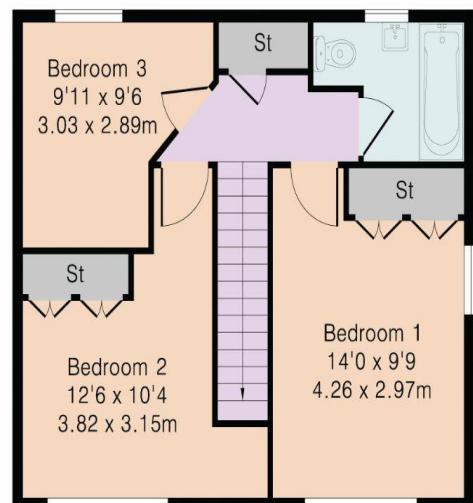
Garage Area 203 sq ft – 19 sq m



Garage



Ground Floor



First Floor