

Price: £549,950

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

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We are delighted to offer for sale this absolutely charming 3 bedroom character cottage in the heart of Welham Green. This property is full of character and features through lounge, kitchen, first floor bathroom, pretty front garden and a characterful 43ft rear garden. There are gates to the rear providing access to a driveway (currently used for a veggie patch but can be easily re-instated). An internal viewing is essential.

- CHARMING 3 BEDROOM CHARACTER COTTAGE
- THROUGH LOUNGE/KITCHEN
- FIRST FLOOR BATHROOM
- PRETTY FRONT GARDEN
- CHARACTERFUL 43FT REAR GARDEN
- GATES TO REAR PROVIDING ACCESS TO A DRIVEWAY

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
DINING ROOM
LOUNGE
KITCHEN
3 BEDROOMS
FAMILY BATHROOM
PRETTY FRONT GARDEN
CHARACTERFUL REAR GARDEN
SIDE ACCESS
GATES TO REAR PROVIDING ACCESS TO A DRIVEWAY

LOCATION

Station Road is located in the heart of Welham Green. The local shops, mainline railway station (Kings Cross/Moorgate) and local primary school are all within a short walk. Brookmans Park, South Mimms, Potters Bar and Colney Heath are only a short drive away.

LOCAL AUTHORITY

Welwyn 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. Facial recognition will be offered at a charge of £15 plus vat per person.

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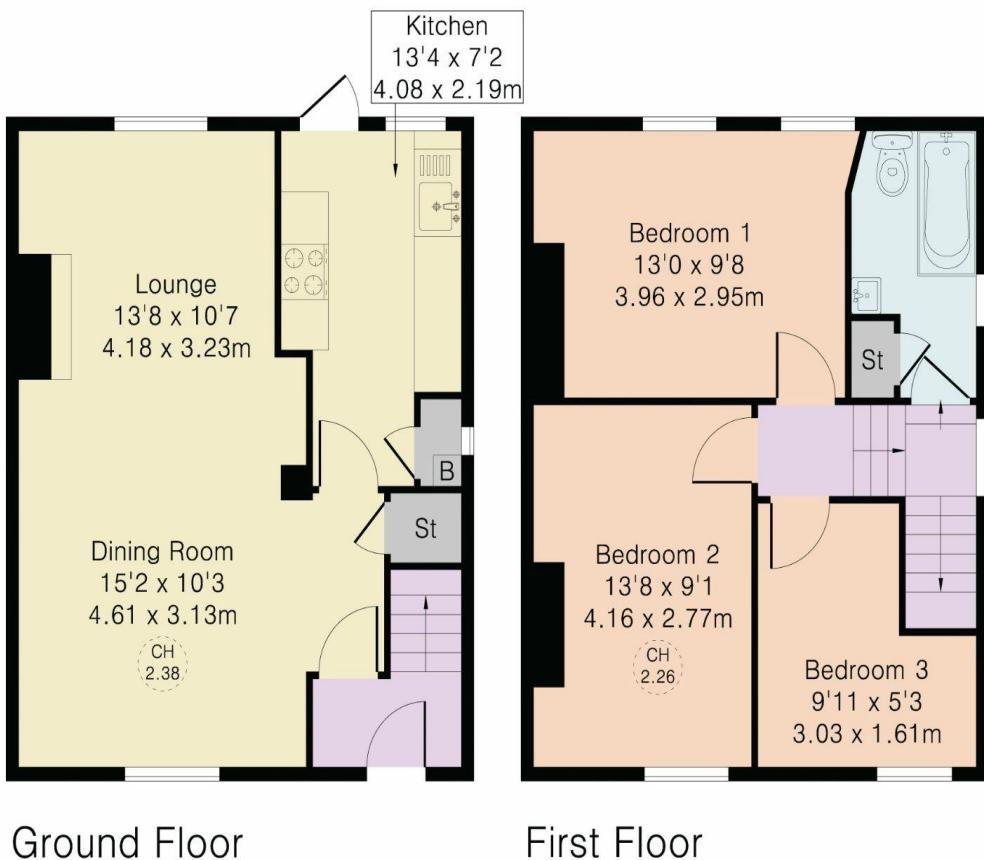
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Approximate Gross Internal Area 882 sq ft – 82 sq m

Ground Floor Area 442 sq ft – 41 sq m

First Floor Area 440 sq ft – 41 sq m



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.

