

Pooleys Lane, Welham Green, AL9 7LH



OIEO: £530,000  
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 2 bedroom semi-detached bungalow situated in this quiet turning in the heart of this village. The current owner has completely refurbished this property and transformed the south facing 28ft rear garden to provide a low maintenance/Mediterranean style. There is also a garage and plenty of off street parking. An internal viewing is recommended.**

- 2 BEDROOM SEMI DETACHED BUNGALOW
- COMPLETELY REFURBISHED
- QUIET TURNING
- LOW MAINTENANCE SOUTH FACING 28FT REAR GARDEN
- GARAGE
- OFF STREET PARKING

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## FEATURES

### DESCRIPTION

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### ACCOMMODATION

ENTRANCE HALLWAY  
LIVING ROOM  
GARDEN ROOM  
KITCHEN  
2 BEDROOMS  
FAMILY BATHROOM  
SOUTH FACING 28FT LOW MAINTENANCE/ MEDITERRANEAN REAR GARDEN  
GARAGE  
OFF STREET PARKING

### LOCATION

Pooleys Lane runs between Parsonage Lane and Huggins Lane which turns off of Dellsome Lane which in turn is off of Dixons Hill Road and is where the village shops are located along with the village's 'good' primary school. The 'Outstanding' Pre-School is not too far away either. The Main Line Railway Station (Kings Cross/Moorgate) is within walking distance. The A1(M) and M25 are only a short drive away.

### LOCAL AUTHORITY

Welwyn Hatfield Council.

### SERVICES

Gas Central Heating and Mains Drainage.  
Council Tax Band E

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



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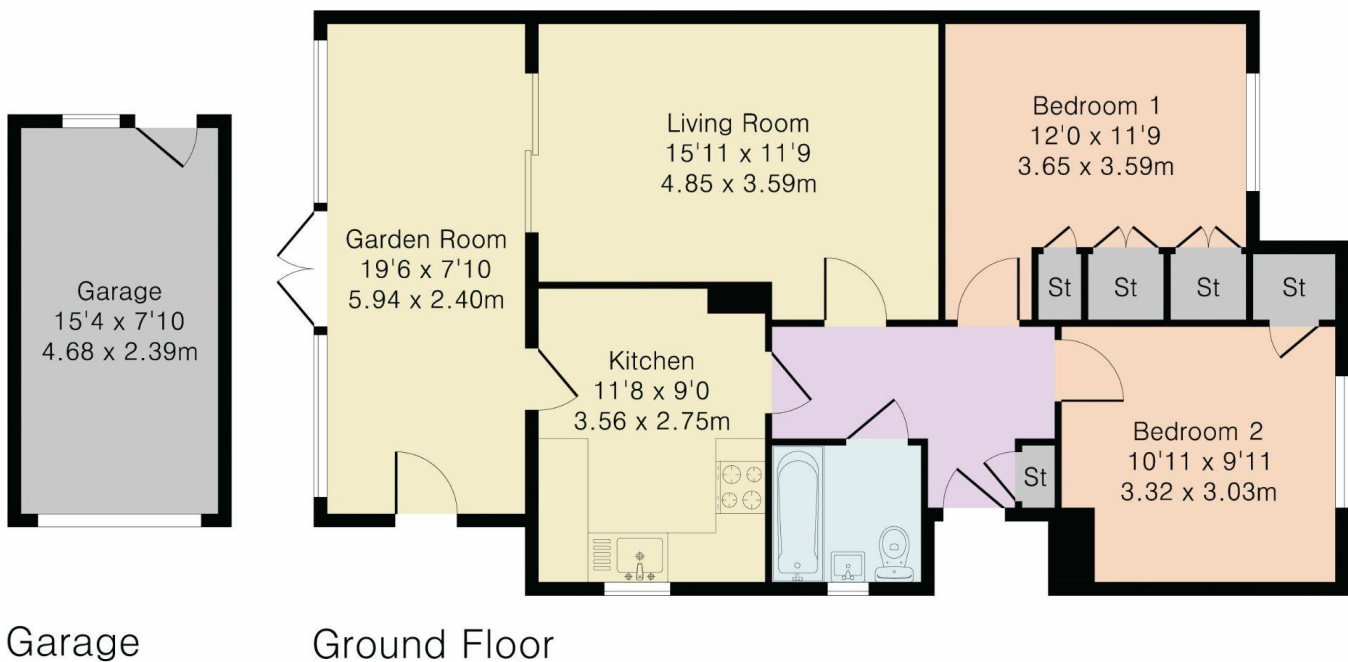
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## Approximate Gross Internal Area 939 sq ft - 87 sq m

Ground Floor Area 819 sq ft – 76 sq m

Garage Area 120 sq ft – 11 sq m



Garage

Ground 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.

