

Lea Green, Mill Green, AL9 5NX



**Price: £699,995**  
**Freehold**

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
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Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
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We are delighted to offer for sale this charming and deceptively spacious gated 4 bedroom 2 bathroom semi-detached family home situated in this sought after hamlet of Mill Green. The current owners have extended to the rear to provide a great size home ideal for entertaining. The ground floor benefits from a large L-Shaped kitchen/family room, there is also a separate Lounge. There is an outside cabin in the rear garden currently being used as a gym but ideal if you are working from home. The rear garden is around 70ft in length and backs directly onto Mill Green Golf Course. The frontage is also vast and has plenty of off street parking.

- GATED 4 BEDROOM SEMI DETACHED FAMILY HOME
- CHARMING /DECEPTIVELY SPACIOUS
- EXTENDED TO THE REAR
- L-SHAPED KITCHEN/DINING/ FAMILY ROOM
- SEPARATE LOUNGE
- GROUND FLOOR CLOAKROOM
- OUTSIDE CABIN
- 70FT REAR GARDEN
- BACKING DIRECTLY ONTO MILL GREEN GOLF COURSE
- PLENTY OF OFF-STREET PARKING

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

ENTRANCE HALLWAY  
LIVING ROOM  
KITCHEN/DINING  
FAMILY ROOM  
GROUND FLOOR CLOAK ROOM  
4 BEDROOMS - one with En-Suite shower room  
70ft REAR GARDEN - backing directly onto Mill Green golf course  
GYM  
OFF STREET PARKING

### **LOCATION**

Mill Green is a sought-after hamlet in between Hatfield and Welwyn Garden City. Lea Green is off Mill Green Lane which is off Chequers (A1000). There are local shops and pubs close by. The mainline railway station at Hatfield (Kings Cross/Moorgate) is a short walk away. The A414, A1 are also a short drive away.

### **SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band D

### **LOCAL AUTHORITY**

Welwyn Hatfield Council.

### **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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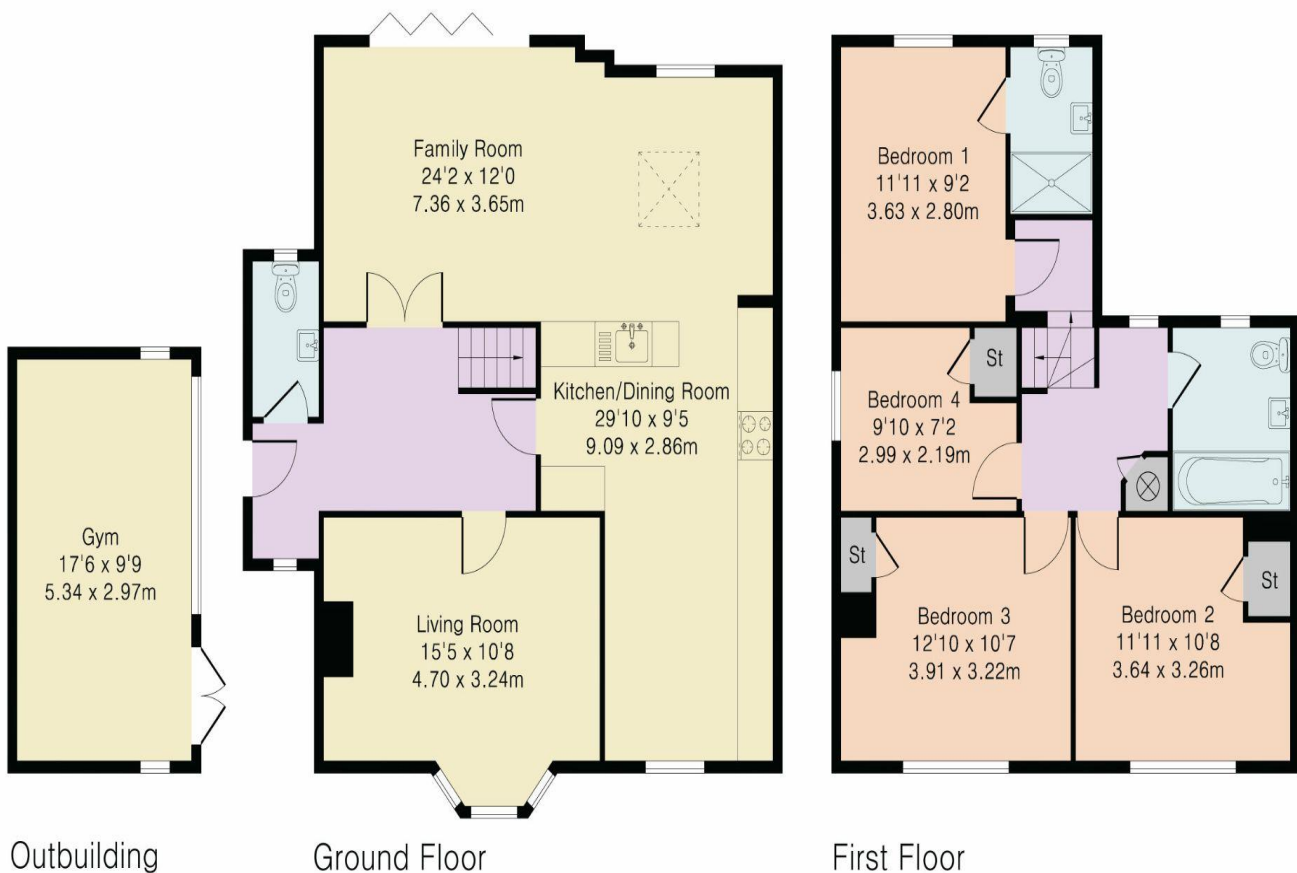
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## Approximate Gross Internal Area 1474 sq ft - 137 sq m

Ground Floor Area 828 sq ft – 77 sq m

First Floor Area 646 sq ft – 60 sq m

Outbuilding Area 171 sq ft – 16 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.

