

Skimpans Close, Hatfield, AL9 7PB

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****

Rarely available is this 2 bedroom semi detached bungalow which needs refurbishing, and has plenty of scope for extensions (STPP). Situated in a sought after cul de sac location and benefits from a private driveway, garage and 145ft rear garden.

- 2 BEDROOM SEMI DETACHED BUNGALOW
- CHAIN FREE
- IN NEED OF REFURBISHING
- CUL DE SAC
- SCOPE TO ENLARGE (STPP)
- 145 FT REAR GARDEN
- GARAGE
- CLOSE TO TRAIN STATION

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
KITCHEN
2 BEDROOMS
SHOWER ROOM

145FT REAR GARDEN
GARAGE
OFF STREET PARKING

LOCATION

Skimpans Close is a cul-de-sac turning off Bulls Lane. The local shops, mainline railway station (Kings Cross/Moorgate) and local primary school are all within a short walk. Brookmans Park, South Mymms, 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 D

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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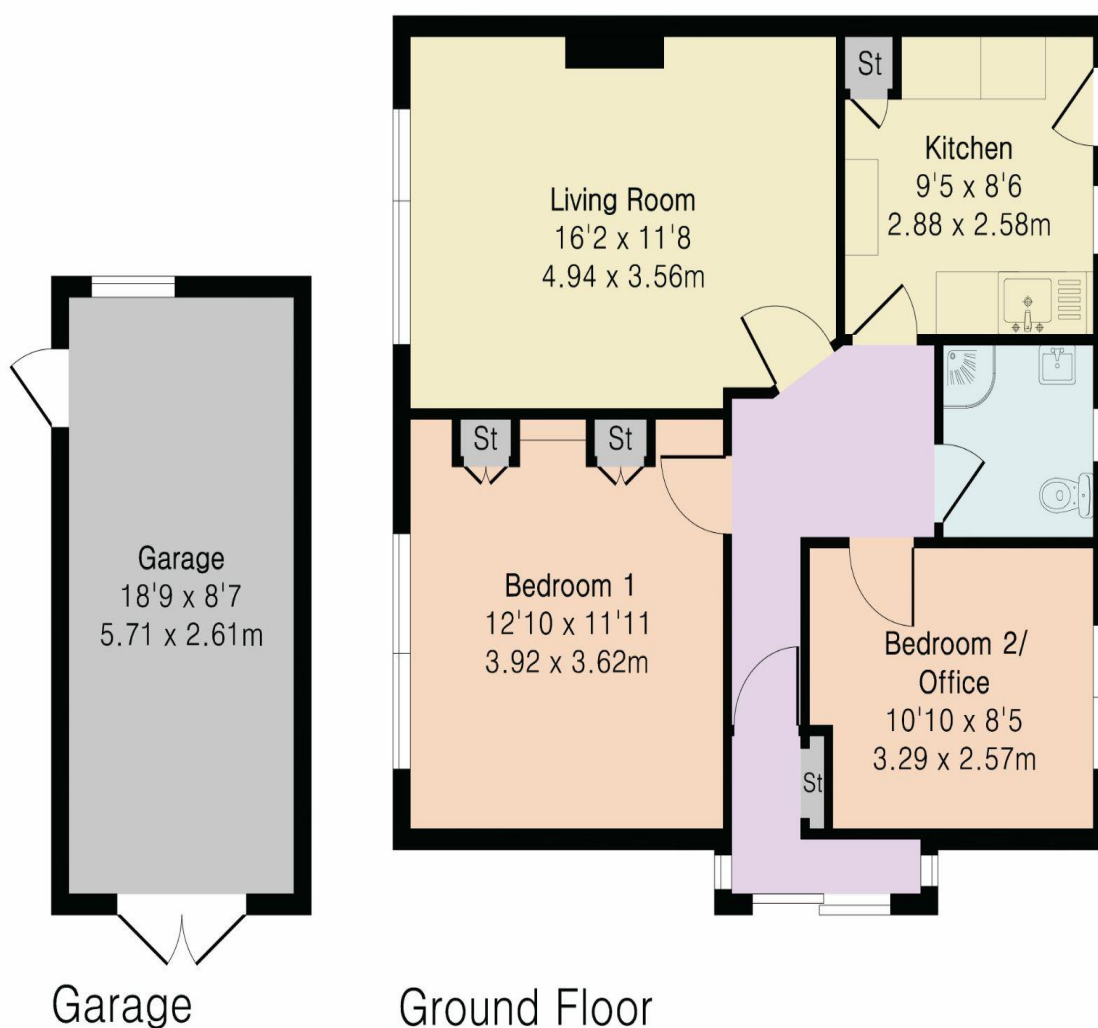


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Approximate Gross Internal Area 821 sq ft - 76 sq m

Ground Floor Area 661 sq ft – 61 sq m

Garage Area 160 sq ft – 15 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.



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