

Price: £590,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire, EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
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An extended 4 bedroom semi-detached family home situated on this popular road in Welham Green. Benefits include front reception room, modern open plan kitchen/dining room opening up to a further sitting room, downstairs cloakroom with ample storage, family bathroom to first floor and en suite to main bedroom. Externally there is a beautiful landscaped 65ft west facing garden, and off street parking. Viewing is highly recommended.

- EXTENDED 4 BEDROOM SEMI DETACHED FAMILY HOME
- FRONT RECEPTION ROOM
- MODERN OPEN PLAN KITCHEN/DINING ROOM
- OPENING UP TO A FURTHER SITTING ROOM
- GROUND FLOOR CLOAKROOM
- EN- SUITE TO MAIN BEDROOM
- LANDSCAPED 65FT WEST FACING REAR GARDEN
- OFF STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY

LIVING ROOM

KITCHEN/DINING ROOM

SITTING ROOM

GROUND FLOOR CLOAKROOM

4 BEDROOMS - one with En-Suite shower room

FAMILY BATHROOM

LANDSCAPED 65FT WEST FACING REAR GARDEN

SIDE ACCESS

OFF STREET PARKING

LOCATION

Huggins Lane 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

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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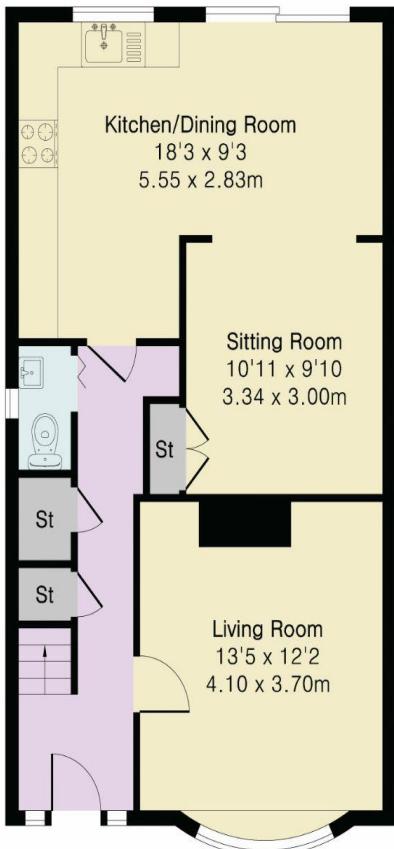
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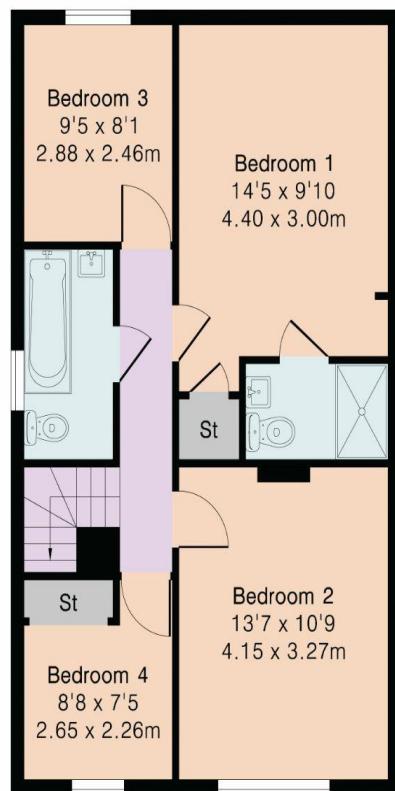
Approximate Gross Internal Area 1232 sq ft - 115 sq m

Ground Floor Area 633 sq ft - 59 sq m

First Floor Area 599 sq ft - 56 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

