

Raymonds Close, Welwyn Garden City, AL7 4TH



**Price: £525,000**  
**Freehold**

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
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Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)



**\*\* CHAIN FREE\*\***

Located on a quiet cul de sac, we are delighted to offer for sale this 3 bedroom larger than average semi detached family home. The property benefits from kitchen, through lounge, dining room, downstairs cloakroom, family bathroom, large storage room and boasts an approx. 90ft West facing rear garden. Off Street Parking. The property has the potential for further enlargement subject to the usual planning consents.

- 3 BEDROOM LARGER THAN AVERAGE SEMI DETACHED FAMILY HOME
- QUIET CUL DE SAC
- KITCHEN , THROUGH LOUNGE, DINING ROOM
- GROUND FLOOR CLOAKROOM
- LARGE STORAGE ROOM
- 90FT WEST FACING REAR GARDEN
- OFF STREET PARKING
- POTENTIAL FOR FURTHER ENLARGEMENT (STPP)

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## FEATURES DESCRIPTION

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## ACCOMMODATION

ENTRANCE HALLWAY  
KITCHEN  
LIVING/DINING ROOM  
GROUND FLOOR CLOAKROOM  
STORAGE ROOM

3 BEDROOMS  
SHOWER ROOM

90FT WEST FACING REAR GARDEN  
OFF STREET PARKING

## LOCATION

Raymonds Close is a small cul-de-sac located 1.1 miles from the town centre and its extensive amenities, including John Lewis Department Store, Howard Shopping Centre and a mainline train station (London Kings Cross 27 minutes). The local area also offers schooling for all ages and leisure facilities, including Gosling Sports Centre, Stanborough Lakes Campus West Barn Theatre

## 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 NOTICE 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 £25 plus vat per person.

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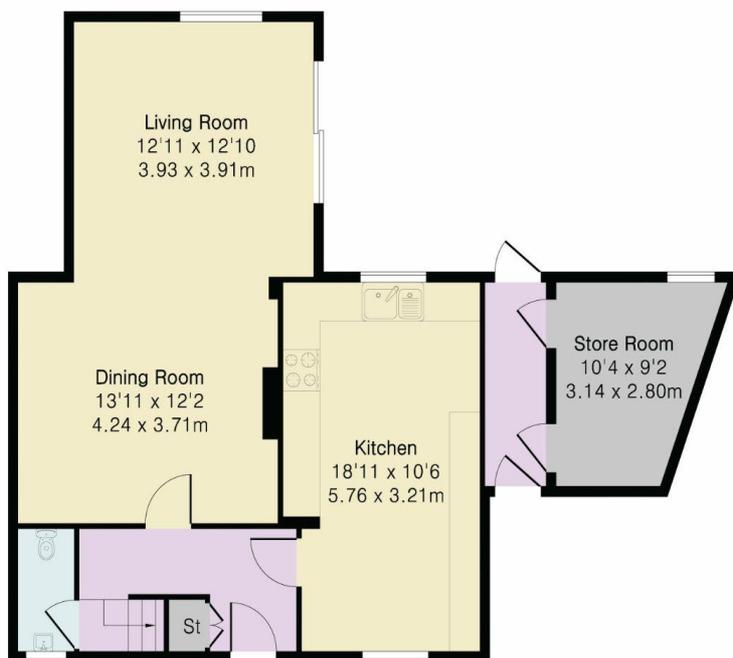
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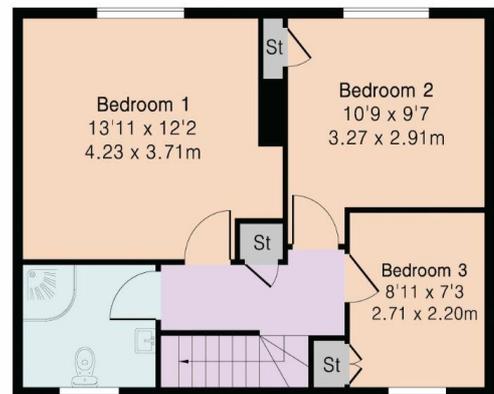
**Approximate Gross Internal Area 1207 sq ft - 112 sq m**

Ground Floor Area 747 sq ft – 69 sq m

First Floor Area 460 sq ft – 43 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.

