

Price: £395,000
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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A beautifully presented 2 bedroom terraced cottage situated in the heart of Welham Green village. This property benefits from off street parking and a 70ft south/east facing rear garden. Ideal if you are a first time buyer or down-sizing.

- 2 BEDROOM CHARACTER COTTAGE
- OPEN-PLAN LIVING /DINING ROOM
- MODERN KITCHEN
- GROUND FLOOR BATHROOM
- 70FT SOUTH EAST FACING REAR GARDEN
- SUMMERHOUSE
- OFF-STREET PARKING
- WALKING DISTANCE TO AMENITIES AND TRAIN STATION

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FEATURES

DESCRIPTION

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ACCOMMODATION

LIVING/DINING ROOM

KITCHEN

GROUND FLOOR BATHROOM

2 BEDROOMS

LOFT AREA

70FT SOUTH EAST FACING REAR GARDEN

OFF STREET PARKING

LOCATION

Dixons Hill Road 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 very short walk. Brookmans Park, South Mimms, Potters Bar and Colney Heath are all only a short drive away, as are the A1(M) and M25.

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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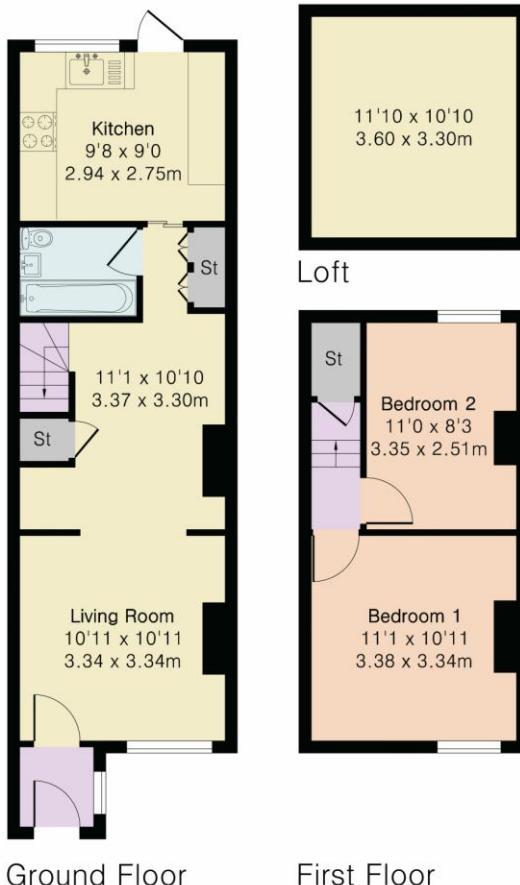
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Approximate Gross Internal Area 795 sq ft - 74 sq m

Ground Floor Area 421 sq ft - 39 sq m

First Floor Area 245 sq ft - 23 sq m

Loft Area 129 sq ft - 12 sq m



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.