

**Price: £635,000
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



A rarely available larger than average 3 bedroom 2 bathroom detached bungalow in a quiet cul-de-sac in the heart of Welham Green Village. This property has a well proportioned lounge, kitchen and conservatory, 20ft x 40ft rear garden, private driveway and garage. Ideal if you are downsizing, book early to avoid disappointment.

- 3 BEDROOM DETACHED BUNGALOW
- 2 BATHROOMS
- WELL PROPORTIONED LOUNGE
- CONSERVATORY
- 20FT X 40FT REAR GARDEN
- GARAGE
- PRIVATE DRIVEWAY
- CUL-DE-SAC

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FEATURES**DESCRIPTION**

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ACCOMMODATION

ENTRANCE HALLWAY

KITCHEN

LIVING ROOM

CONSERVATORY

3 BEDROOMS - one with En-Suite shower room

FAMILY BATHROOM

20FT X 40FT REAR GARDEN

GARAGE

PRIVATE DRIVEWAY

LOCATION

Alderman Close is a quiet Cul-De-Sac off Dixons Hill Road, which 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 E

LOCAL AUTHORITY

Welwyn Hatfield Council

VIEWING

STRICTLY BY APPOINTMENT THROUGH 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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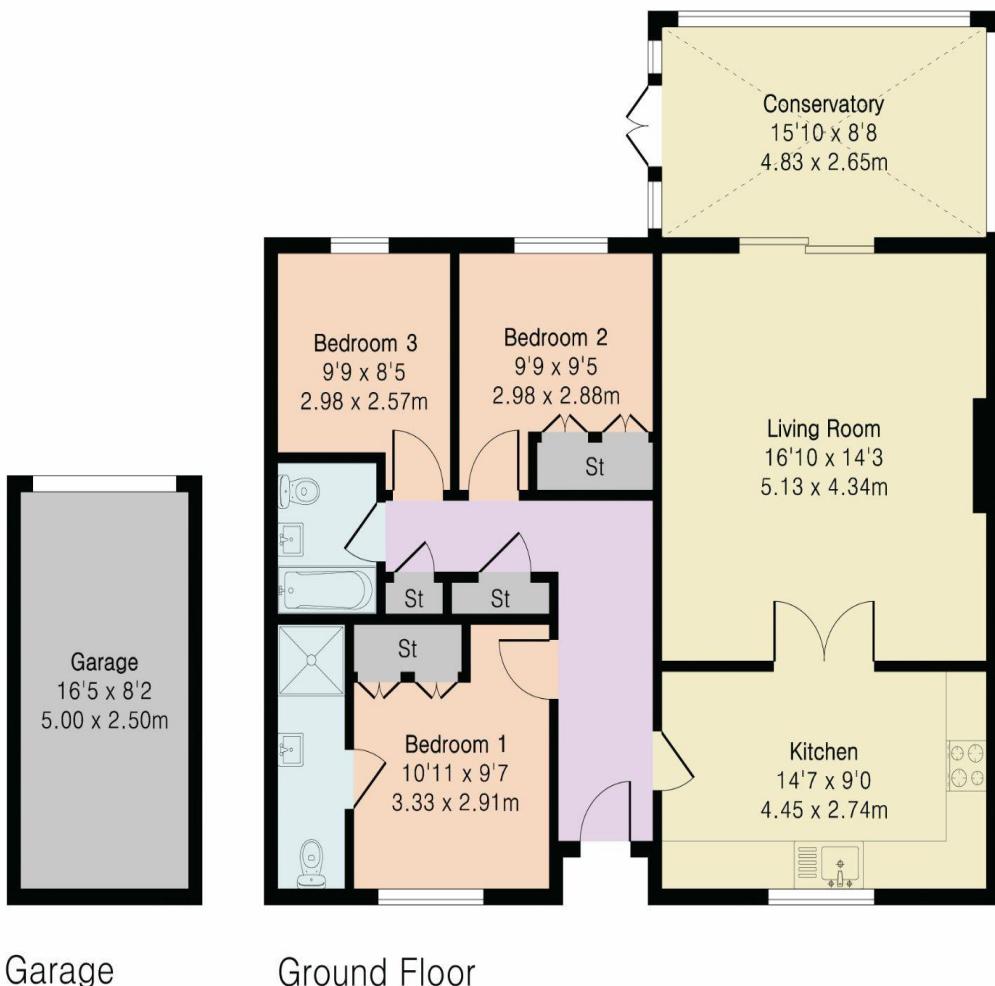


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**Approximate Gross Internal Area 1045 sq ft - 97 sq m
(Excluding Garage)**

Garage Area 135 sq ft - 13 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.

