

Holloways Lane, Welham Green, AL9 7NS



Price: £650,000
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****

An extremely well presented 2 double bedroom 2 bathroom detached bungalow which has been extended to provide bright and spacious accommodation with lounge, diner and a separate conservatory. The property is situated in one of the most sought after roads in Welham Green and features at low maintenance 30ft rear garden and private driveway. An internal viewing is recommended.

- 2 BEDROOM 2 BATHROOM DETACHED BUNGALOW
- CHAIN FREE
- BRIGHT & SPACIOUS ACCOMMODATION
- SEPARATE CONSERVATORY
- SITUATED IN A SOUGHT AFTER ROAD
- LOW MAINTENANCE 30FT REAR GARDEN
- SIDE ACCESS
- PRIVATE DRIVEWAY

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING /DINING ROOM
CONSERVATORY
KITCHEN

2 DOUBLE BEDROOMS - both with fitted wardrobes, one with en-suite
BATHROOM

SIDE ACCESS
LOW MAINTENANCE 30ft REAR GARDEN
OUT BUILDING
PRIVATE DRIVEWAY

LOCATION

Holloways Lane is a popular turning off Dixons Hill Road and Bulls Lane. 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.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band F

LOCAL AUTHORITY

Welwyn Hatfield Council.

VIEWING

STRICTLY BY APPOINTMENT THROUGH 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 £25 plus vat per person.

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Approximate Gross Internal Area 1046 sq ft - 97 sq m
(Excluding Outbuilding)

Outbuilding Area 110 sq ft - 10 sq m

