

Booths Close, Welham Green, AL9 7NW

Price: £475,000
Freehold



Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
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We are pleased to offer for sale this extended 3/4 bedroom end of terrace home situated in this quiet cul-de-sac. Ideally situated for the railway station and local shops within Welham Green. The garage has been converted into either a ground floor bedroom or reception room. The lounge has been extended and there is a further reception room also. The rear garden is 40ft in length, the private driveway has room for 2 vehicles.

- 3/4 BEDROOM END OF TERRACE FAMILY HOME
- 2 RECEPTION ROOMS
- LOUNGE EXTENDED
- GROUND FLOOR CLOAKROOM
- CUL DE SAC
- 40FT REAR GARDEN
- PRIVATE DRIVEWAY
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
DINING ROOM
KITCHEN
LOUNGE
STUDY/GUEST BEDROOM
GROUND FLOOR CLOAKROOM

3 BEDROOMS
FAMILY BATHROOM

40FT REAR GARDEN
OFF STREET PARKING

LOCATION

Booths Close is a cul-de-sac turning off Holloways Lane which is 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.

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 £25 plus vat per person.

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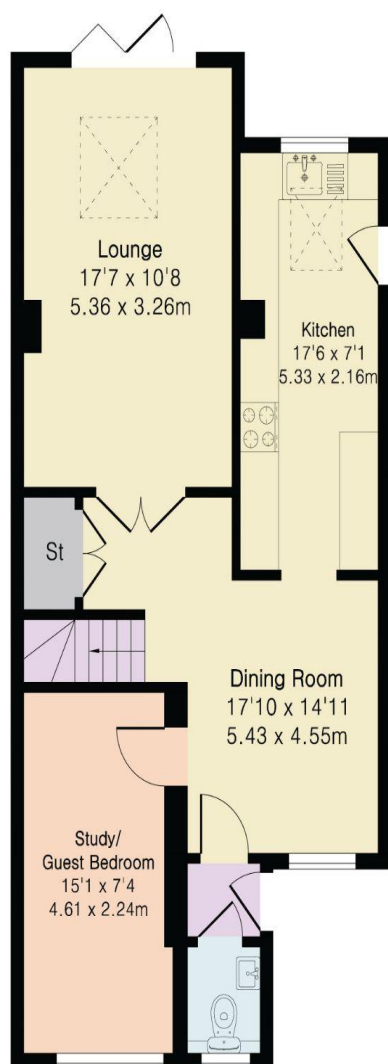


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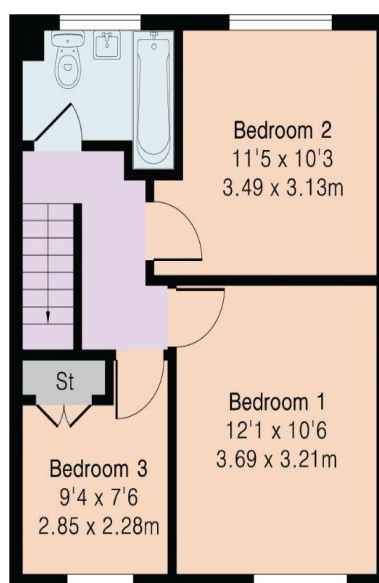
Approximate Gross Internal Area 1090 sq ft - 102 sq m

Ground Floor Area 675 sq ft – 63 sq m

First Floor Area 415 sq ft – 39 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.



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