

Boundary Lane, Welwyn Garden City, AL7 4DP



Price: £439,950
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 well presented 3 bedroom terrace family home with the added benefit of a 90ft rear garden, off street parking and an EV charger. This property is in great condition and has a good size lounge/diner and kitchen. There is plenty of scope to enlarge further subject to the usual consents.

- 3 BEDROOM TERRACE FAMILY HOME
- 90FT REAR GARDEN
- GOOD SIZE LOUNGE/DINER AND KITCHEN
- EV CHARGER
- SCOPE TO ENLARGE (STPP)
- OFF STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LOUNGE/DINING ROOM
KITCHEN
3 BEDROOMS
FAMILY BATHROOM
90FT REAR GARDEN
OFF STREET PARKING
EV CHARGER

LOCATION

Boundary Lane is a turning off Howlands. There are local shops and schools within walking distance. The A1(M) and town centre are only a short drive away where you have the Mainline Railway Station (Kings Cross/Moorgate).

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band D

LOCAL AUTHORITY

Welwyn and Hatfield

VIEWING

STRICTLY BY APPOINTMENT WITH 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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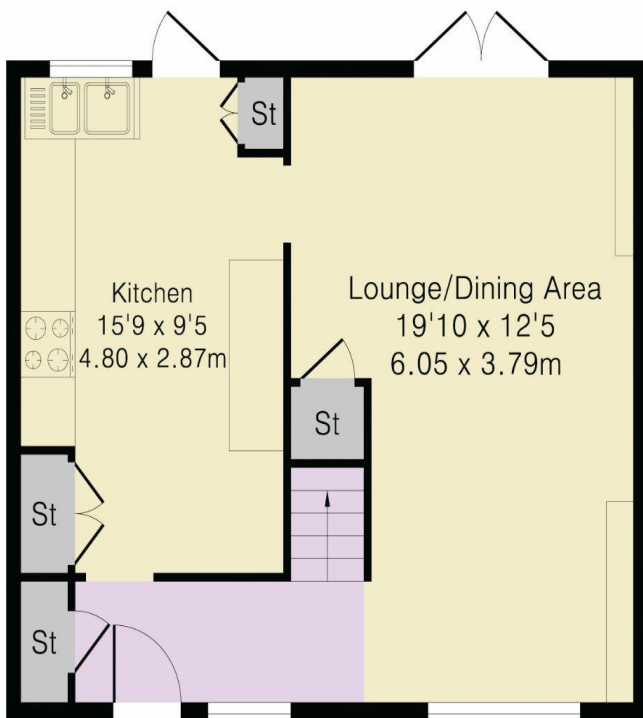
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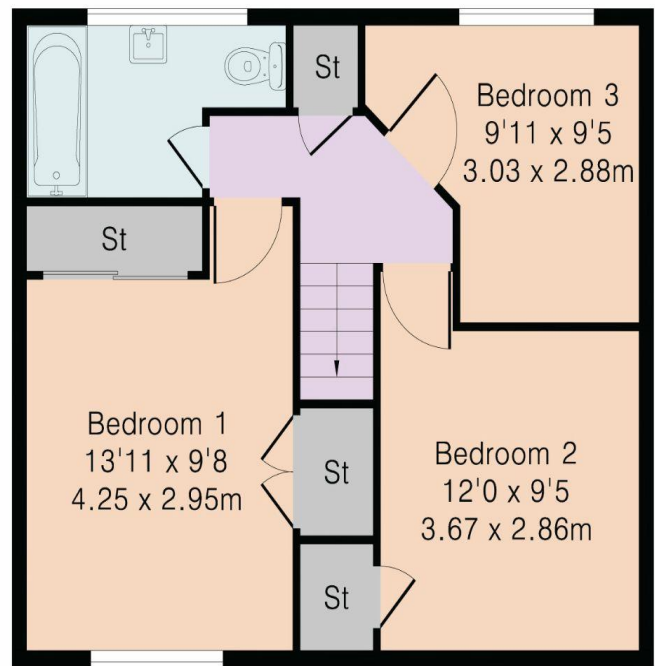
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Approximate Gross Internal Area 884 sq ft – 82 sq m
Ground Floor Area 442 sq ft – 41 sq m
First Floor Area 442 sq ft – 41 sq m



Ground Floor



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.

