

Hawkshead Lane, North Mymms, AL9 7TB

OIEO: £1,000,000  
Freehold



Vanessa McCallum Estates Ltd  
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An attractive and well presented extended 4 bedroom 2 bathroom semi-detached family home situated in this sought after semi-rural location. Benefitting from 2,078 sq ft of accommodation over 2 floors with 3 – 4 reception rooms and spacious hallway. This property has a large carriage driveway, superb 105ft south facing rear garden with a recently constructed garden room to the rear. Potential to extend (STPP) This property needs to be viewed internally to be fully appreciated.

- EXTENDED 4 BEDROOM SEMI DETACHED FAMILY HOME
- 105FT SOUTH FACING REAR GARDEN
- 3-4 RECEPTION /2 BATHROOMS
- GARDEN ROOM
- SPACIOUS HALLWAY
- LARGE CARRIAGE DRIVEWAY & GARAGE
- 2,078 SQ FT OF ACCOMMODATION
- SEMI RURAL LOCATION

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## **FEATURES**

### **DESCRIPTION**

An attractive and well presented extended 4 bedroom 2 bathroom semi-detached family home situated in this sought after semi-rural location. Benefitting from 2,078 sq ft of accommodation over 2 floors with 3 – 4 reception rooms and spacious hallway. This property has a large carriage driveway, superb 105ft south facing rear garden with a recently constructed garden room to the rear. Potential to extend (STPP) This property needs to be viewed internally to be fully appreciated.

### **ACCOMMODATION**

ENTRANCE HALLWAY  
RECEPTION ROOM  
LOUNGE  
TV ROOM  
KITCHEN/DINING ROOM  
UTILITY ROOM  
GROUND FLOOR CLOAKROOM

4 BEDROOMS - one with En-Suite shower room  
FAMILY BATHROOM - with shower  
PARTIALLY BOARDED LOFT -with velux window

105FT SOUTH FACING REAR GARDEN  
GARDEN ROOM - Fully insulated and sound proofed  
INTEGRAL GARAGE  
CARRIAGE DRIVEWAY  
ELECTRIC CAR CHARGING POD

### **LOCATION**

Hawkshead Lane is a turning off Warrengate Road or Hawkshead Road. Brookmans Park is only a few minutes drive away with a selection of shops and mainline railway station into Kings Cross/Moorgate. Welham Green, Hatfield and Potters Bar are all within a short drive away.

### **SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band G

### **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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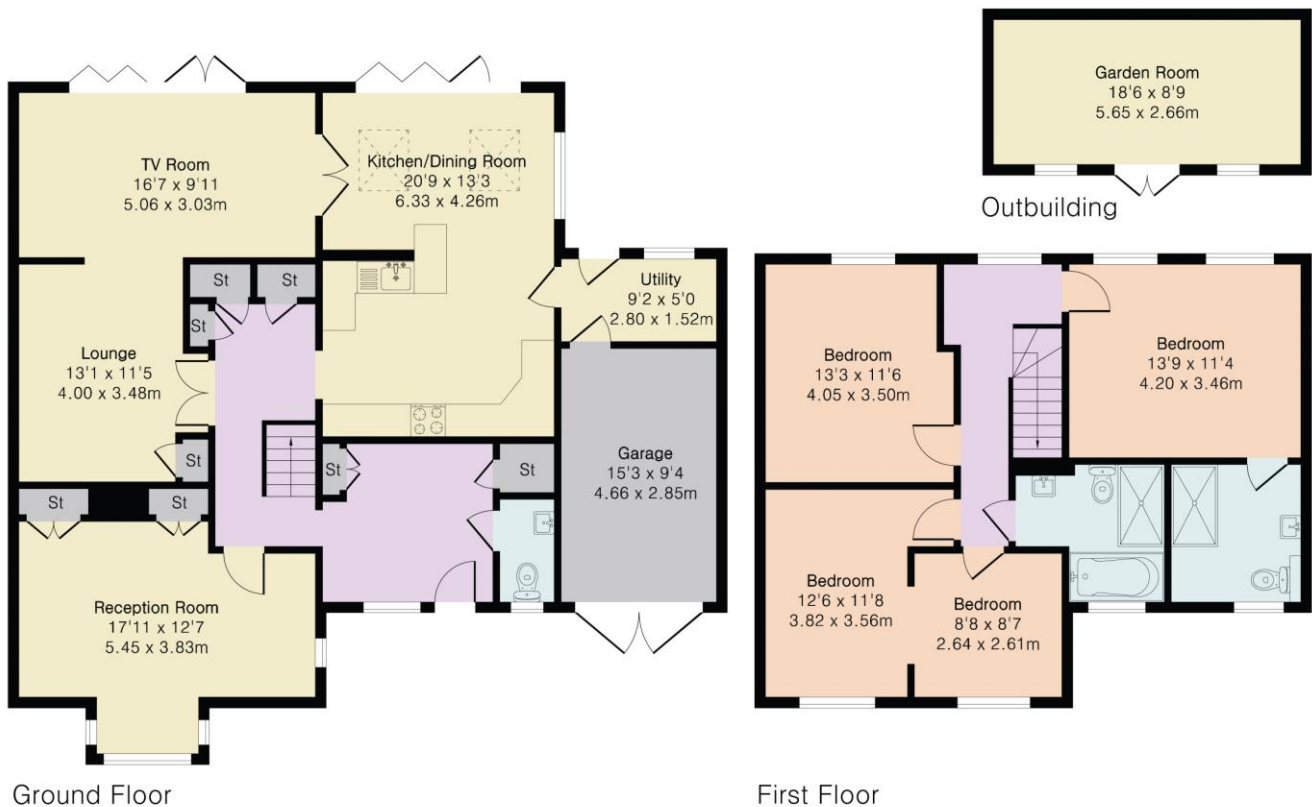
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**Approximate Gross Internal Area 2078 sq ft - 193 sq m  
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 1318 sq ft – 122 sq m

First Floor Area 760 sq ft – 71 sq m

Outbuilding Area 162 sq ft – 15 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.

