

Nash Close, Welham Green, AL9 7NN

Price: £250,000
Share of Freehold



Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



Situated in a quiet cul-de-sac, this beautifully presented 1 double bedroom first floor maisonette is ideally located within easy walking distance of Welham Green train station and a range of local amenities. The property is offered in excellent condition throughout and benefits from a generous private rear garden extending to approximately 50ft plus allocated parking.

- 1 BEDROOM FIRST FLOOR MAISONETTE
- PRIVATE 50FT REAR GARDEN
- SHARE OF FREEHOLD
- ALLOCATED PARKING FOR ONE CAR
- CUL-DE-SAC
- CLOSE TO AMENITIES

www.vanessamccallumestates.co.uk

Nash Close, Welham Green, AL9 7NN



Price: £250,000
Share of Freehold

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk

FEATURES

DESCRIPTION

Situated in a quiet cul-de-sac, this beautifully presented 1 double bedroom first floor maisonette is ideally located within easy walking distance of Welham Green train station and a range of local amenities. The property is offered in excellent condition throughout and benefits from a generous private rear garden extending to approximately 50ft plus allocated parking.

ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
KITCHEN
BEDROOM
BATHROOM

PRIVATE 50FT REAR GARDEN
ALLOCATED PARKING FOR ONE CAR

LOCATION

Nash Close is a turning off of Holloways Lane which is a popular turning off the main road through the village, - Dixons Hill Road. 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

Electric Heaters and Mains Drainage.
Council Tax Band C

LOCAL AUTHORITY

Welwyn Hatfield Council

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 of the 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.

Nash Close, Welham Green, AL9 7NN

Price: £250,000
Share of Freehold


**VANESSA MCCALLUM
ESTATES**

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



www.vanessamccallumestates.co.uk

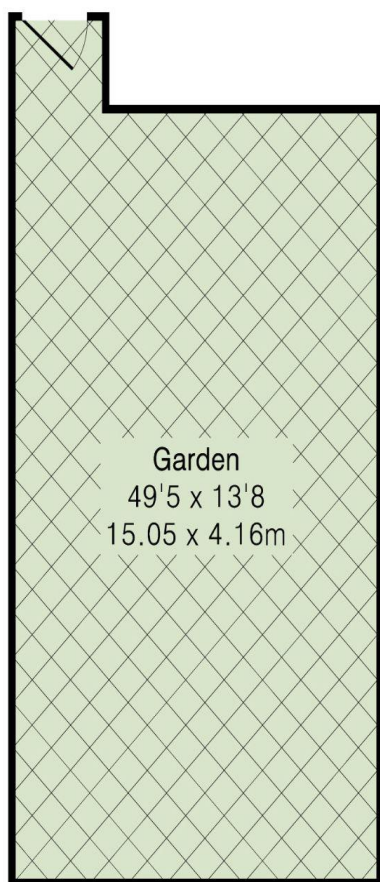
Nash Close, Welham Green, AL9 7NN

Price: £250,000
Share of Freehold

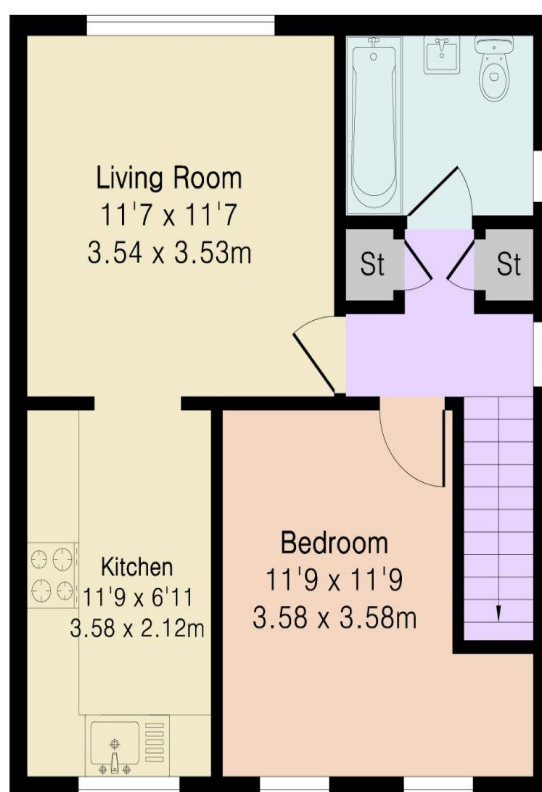


Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk

Approximate Gross Internal Area 454 sq ft - 42 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.

