

Westland Drive, Hatfield, AL9



Price: £745,000
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



A deceptively spacious and beautifully presented 4 bedroom semi-detached chalet style bungalow offering versatile living. The property benefits from 2 reception rooms, modern kitchen, 2 bathrooms and separate guest cloakroom, utility room, garage, pretty approx.. 60ft rear garden and is located within a short walk of the Mainline Station and village shops.

- 4 Bedrooms
- Garage
- 2 Reception Rooms
- 2 Bathrooms
- Utility Room
- Separate Cloakroom
- Great Location
- Pretty Garden

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FEATURES **DESCRIPTION**

A deceptively spacious and beautifully presented 4 bedroom semi-detached chalet style bungalow offering versatile living. To the ground floor there is a bright front reception room with log burner, further reception room with log burner which leads on to a conservatory and modern kitchen. One bedroom on the ground floor, guest cloakroom, bathroom, and utility room. The first floor consists of 3 further bedrooms, and shower room. Externally there is an approx.. 60ft pretty garden, garage and private off street parking. The property is located within a short walk of the Mainline Station and village shops.

ACCOMMODATION

Entrance Hallway
Living Room
Ground Floor Cloakroom
Bedroom 1
2nd Reception Room
Conservatory
Kitchen
Utility Room
Ground Floor Bathroom
First Floor
Bedroom 1
Bedroom 2
Bedroom 3
Shower Room
60ft Rear Garden
Garage
Off-Street Parking

LOCATION

Ideally situated for the mainline railway station (Kings Cross/Moorgate), local shops and local primary school. Westland Drive is a turning off The Gardens which is a turning off of Bluebridge Road. The A1(M) and M25 are only a short drive away.

SERVICES

Gas Central Heating and Mains Drainage.

LOCAL AUTHORITY

Welwyn Hatfield Council.

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. You need to provide us with the following documents: * One form of photographic identification (i.e. Passport, Photocard Driving License, National Identity Card) * A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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Westland Drive, Brookmans Park

Approximate Gross Internal Area
1573 sq ft - 146 sq m

