

Sylvandale, Welwyn Garden City, AL7 2HT



Price: £525,000
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



An extremely well presented 4 bedroom detached family home which benefits from a well maintained 40ft rear garden, detached garage, off-street parking and 2 separate reception rooms. An internal viewing is highly recommended.

- 4 BEDROOM DETACHED HOUSE
- GROUND FLOOR CLOAKROOM
- CUL-DE-SAC LOCATION
- LOCAL AMENITIES CLOSE BY
- 2 RECEPTION ROOMS
- APPROX. 40 FT WELL MAINTAINED REAR GARDEN
- GARAGE AND OFF-STREET PARKING
- CLOSE TO LOVELY WALKS AT MONEYHOLE PARK

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FEATURES

DESCRIPTION

An extremely well presented 4 bedroom detached family home which benefits from a well maintained 40ft rear garden, detached garage, off-street parking and 2 separate reception rooms. An internal viewing is highly recommended.

ACCOMMODATION

Living Room
Dining Room
Kitchen
Ground Floor Cloakroom
Family Bathroom
4 Bedrooms
Apprx 40ft Rear Garden
Garage
Off-street Parking

LOCATION

Sylvandale is a lovely cul-de-sac turning in Panshanger off Sylvan Way. There are several schools and shops all within walking distance. The A1(M) is a short drive away.

SERVICES

Gas Central Heating and Mains Drainage.

LOCAL AUTHORITY

Welwyn Hatfield Council.

VIEWING

STRICTLY BY APPOINTMENT VIA 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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Approximate Gross Internal Area
1121 sq ft - 104 sq m