

Woolmers Lane, Hertford, SG14 2NU

**Price: £1,250,000**  
**Freehold**



Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
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**\*\*CHAIN FREE\*\***

We are delighted to offer for sale this well presented 4 double bedroom 3 bathroom detached chalet bungalow in this sought after village. The current owners have completely remodelled and refurbished this lovely home providing 1,947 sq ft of versatile accommodation. On the ground floor there is a lovely reception hallway, open plan kitchen/family room, utility, study, three bedrooms with en-suite to two of them and a guest cloakroom. On the first floor there is a good size landing and a double bedroom with en-suite bathroom and walk in wardrobe. The rear garden is approx. 95ft x 45ft is mainly laid to lawn and has a lovely seating area to the rear ideal for outdoor entertaining. There is plenty of off-street parking for several cars, and further storage in the garage area.

- 4 DOUBLE BEDROOM DETACHED CHALET BUNGALOW
- CHAIN FREE
- 1,947 OF VERSATILE ACCOMMODATION
- REMODELLED & REFURBISHED
- OPEN PLAN KITCHEN/FAMILY ROOM
- 3 EN-SUITE BATHROOMS
- UTILITY & STUDY
- 95FT X 45FT REAR GARDEN
- GARAGE
- OFF STREET PARKING FOR SEVERAL VEHICLES

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## **FEATURES**

## **DESCRIPTION**

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## **ACCOMMODATION**

ENTRANCE HALLWAY  
OPEN PLAN KITCHEN/LIVING/DINING ROOM  
UTILITY ROOM  
STUDY AREA  
3 BEDROOMS - 2 with En-Suite bathrooms  
GROUND FLOOR CLOAKROOM

## **FIRST FLOOR**

BEDROOM - with En-Suite bathroom & walk in wardrobe

95ft x 45ft REAR GARDEN  
GARAGE  
OFF STREET PARKING

## **LOCATION**

Set in a quiet lane in this village, Woolmers Lane is off Station Road and within walking distance of the local pub and close to Hertingfordbury Primary School. Letty Green is well positioned close to Hertford Town, Potters Bar, Welwyn Garden City, Hatfield and sits just off the A1m for London and the A10 for Cambridge. Cole Green way footpath offers a safe cycling/walking route to Welwyn & Hertford.

## **LOCAL AUTHORITY**

East Hertfordshire

## **SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band F

## **VIEWINGS**

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 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 £15 plus vat per person.



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**Approximate Gross Internal Area 1947 sq ft - 181 sq m**  
**(Including Garage)**

Ground Floor Area 1469 sq ft – 137 sq m

First Floor Area 478 sq ft – 44 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.



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