

Walker Grove, Hatfield, AL10 9PL

Price: £565,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Mobile: 07714 222 320
Email: sales@vanessamccallumestates.co.uk
<https://www.vanessamccallumestates.co.uk>



We are delighted to offer for sale this deceptively spacious 4 double bedroom, 3 bathroom, detached family home which benefits from 2 separate reception rooms and a good-sized Kitchen/Breakfast Room, Integral Garage, Off-street parking, South Facing rear garden which is 35ft in length by 32ft in width with side access.

Reception Hallway - 9'2 x 11'5 max

Ground Floor Cloakroom - 6'5 x 4'5

Lounge - 18'0 x 11'4

Family Room - 14'0 x 9'4

Kitchen/Breakfast Room - 16'0 > 7'10 x 12'7 > 8'6

Large Under-stairs Storage Cupboard

Integral Garage 15'8 x 8'3

Bedroom 1 - 11'4 x 15'6 (duel aspect)

En-suite Shower Rm - 4'4 x 7'7

Bedroom 2 - 13'10 x 12'4 x 8'8

En-suite Shower Rm

Bedroom 3 - 12'6 x 10'0

Bedroom 4 - 12'0 x 9'4

Family Bathroom 8'0 x 7'6

South Facing Rear Garden

Quiet Location

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FEATURES

DESCRIPTION A well-proportioned 4 bedroom, 3 bathroom detached family home offering versatile family accommodation with good sized rooms throughout. A spacious first floor landing, integral garage, 35ft South Facing rear garden and parking for 2 vehicles. This property is situated in a quiet cul-de-sac location and has a local park within a stone's throw. An internal viewing is highly recommended.

ACCOMMODATION Reception Hallway, Ground Floor Cloakroom, Lounge, Family Room, Kitchen/Breakfast Room, Large Under-stairs Storage Cupboard, 4 Bedrooms (2 En-suite), Family Bathroom, Garage, South Facing Rear Garden, Private Driveway for 2 Vehicles.

LOCATION Walker Grove is a quiet cul-de-sac location off of Cunningham Avenue which in turn is off of The Runway. Howe Dell Primary School is a short walk away and there are a variety of shops close at hand. Secondary Schools are only 1 to 1 ½ miles away and there is a good connection onto the A1(M) and M25. The Mainline Railway Station with connections into Kings Cross and Moorgate is just a short drive away.

SERVICES GAS CENTRAL HEATING AND MAINS DRAINAGE.

LOCAL AUTHORITY WELWYN HATFIELD.

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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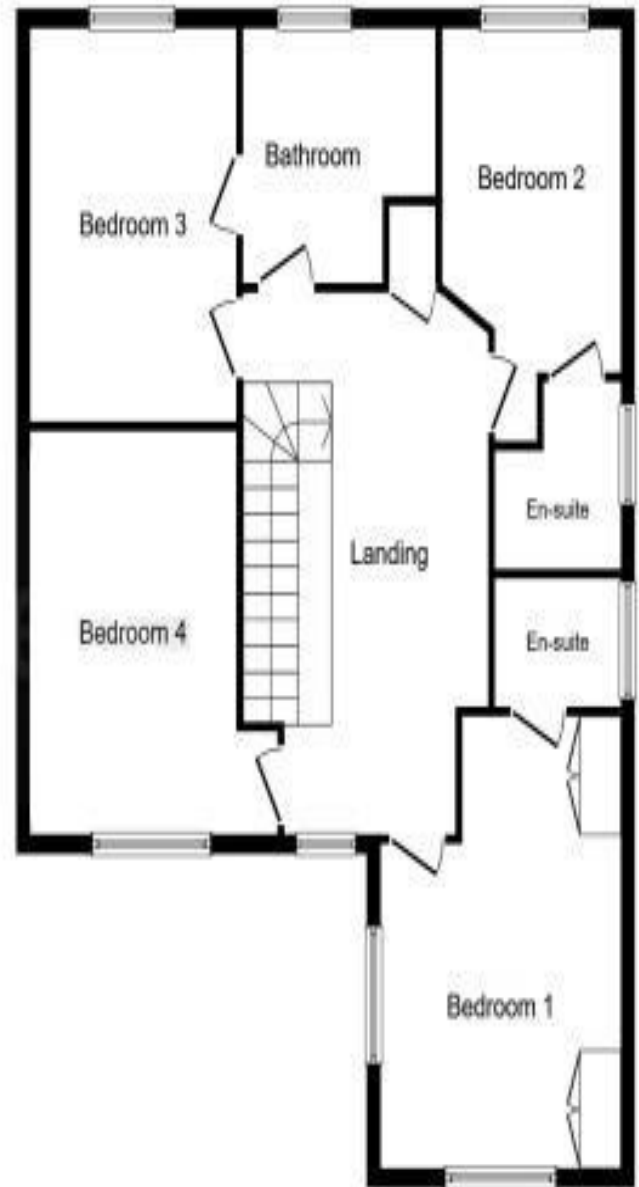


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Ground Floor



First Floor

This plan is for illustration purposes only