

**OIEO: £575,000
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



We are delighted to offer for sale this well presented 3 bedroom semi-detached family home which has been completely modernised by the current owners to provide open plan living on the ground floor. They have also submitted plans to convert the loft. The rear garden is around 115ft, there is off street parking for 2 vehicles. There is further scope to enlarge (stpp). The property also benefits from a garage.

- 3 BEDROOM SEMI- DETACHED FAMILY HOME
- COMPLETELY MODERNISED
- OPEN PLAN LIVING ON THE GROUND FLOOR
- PLANS SUBMITTED TO CONVERT THE LOFT
- FURTHER SCOPE TO ENLARGE (STPP)
- OFF STREET PARKING FOR 2 VEHICLES
- 115FT REAR GARDEN
- GARAGE

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY

LOUNGE/DINNER

KITCHEN

3 BEDROOMS

FAMILY BATHROOM

115ft REAR GARDEN

OFF STREET PARKING FOR 2 VEHICLES

GARAGE

LOCATION

Clive Close is a Cul de sac turning off of Laurel Avenue Intern of Mutton Lane. The mainline railway station (Kings Cross/Moorgate) is a short walk. There are several schools close by. Access onto the A1(M) and M25 is only a 5 minute drive away.

SERVICES

Gas Central Heating and Mains Drainage.

Council Tax Band D

LOCAL AUTHORITY

Hertsmere 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).

Clive Close, Potters Bar, EN6



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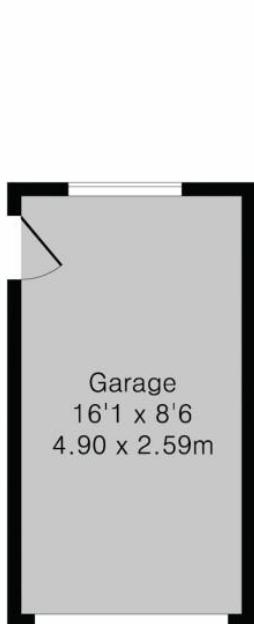
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Approximate Gross Internal Area 970 sq ft – 90 sq m

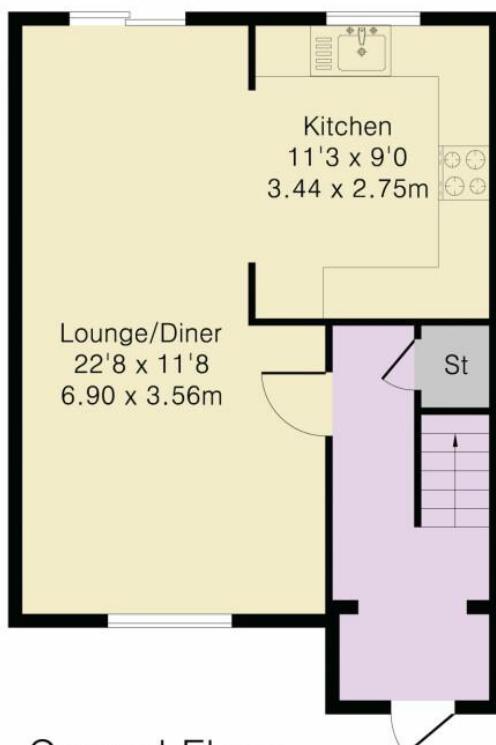
Ground Floor Area 426 sq ft – 40 sq m

First Floor Area 407 sq ft – 38 sq m

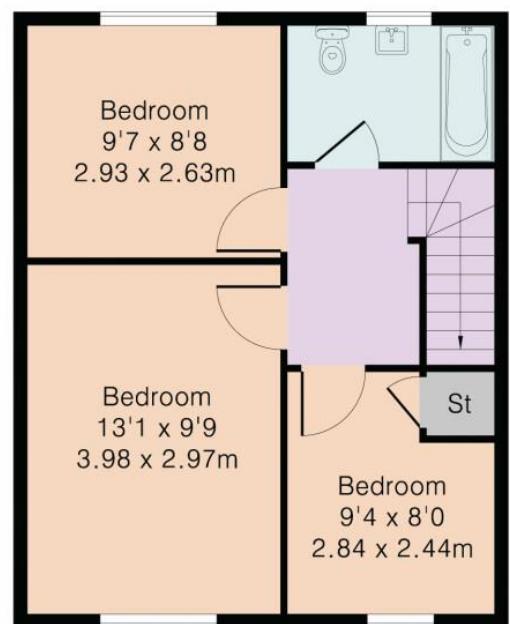
Garage Area 137 sq ft – 13 sq m



Garage



Ground Floor



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.

