

Oakmere Lane, Potters Bar, EN6



**Price: £735,000**  
**Freehold**

Vanessa McCallum Estates Ltd  
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Hertfordshire., EN6 5BS  
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**We are delighted to offer for sale this well presented extended 4 bedroom 2 bathroom semi-detached chalet bungalow situated in this popular turning. Benefitting from 2/3 reception rooms this property offers versatile living and backs onto Oakmere Park. It has off-street parking, garage and a 80ft south facing rear garden.**

- 4 BEDROOM SEMI DETACHED CHALET BUNGALOW
- 80FT SOUTH FACING REAR GARDEN
- EXTENDED PROPERTY
- BACKS ON TO OAKMERE PARK
- 2 BATHROOMS
- VERSATILE LIVING ACCOMODATION
- 2/3 RECEPTION ROOMS
- OFF-STREET PARKING AND GARAGE

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## FEATURES

### DESCRIPTION

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### ACCOMMODATION

ENTRANCE HALLWAY  
LIVING ROOM  
KITCHEN  
2 BEDROOMS  
DINING ROOM  
GROUND FLOOR BATHROOM  
OFFICE AREA/STAIRS TO FIRST FLOOR

1ST FLOOR  
2 BEDROOMS  
FAMILY BATHROOM

80FT SOUTH FACING REAR GARDEN GARAGE  
OFF-STREET PARKING

### LOCATION

Oakmere Lane is a turning off High Street, conveniently situated for local shops, restaurants, schools and local parks. There is fast access to the M25 and the national motorway network. The mainline station (Kings Cross and Moorgate) is a short walk.

### LOCAL AUTHORITY

Hertsmere Council.

### SERVICES

Gas Central Heating and Mains Drainage.  
Council Tax Band E.

### VIEWING

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. You need to provide us with the following documents:

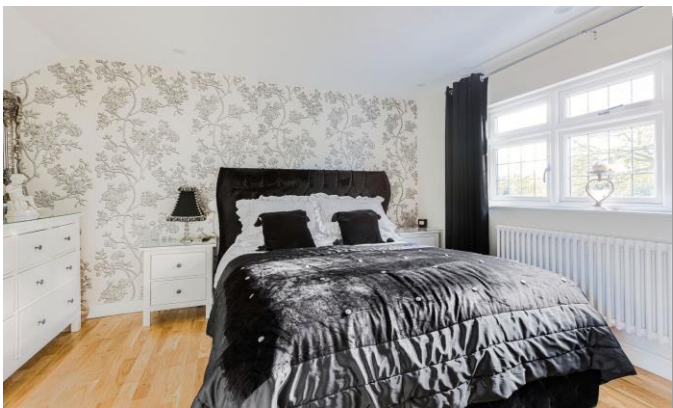
- \* One form of photographic identification (i.e. Passport, Photocard Driving Licence, National Identity Card)
- \* A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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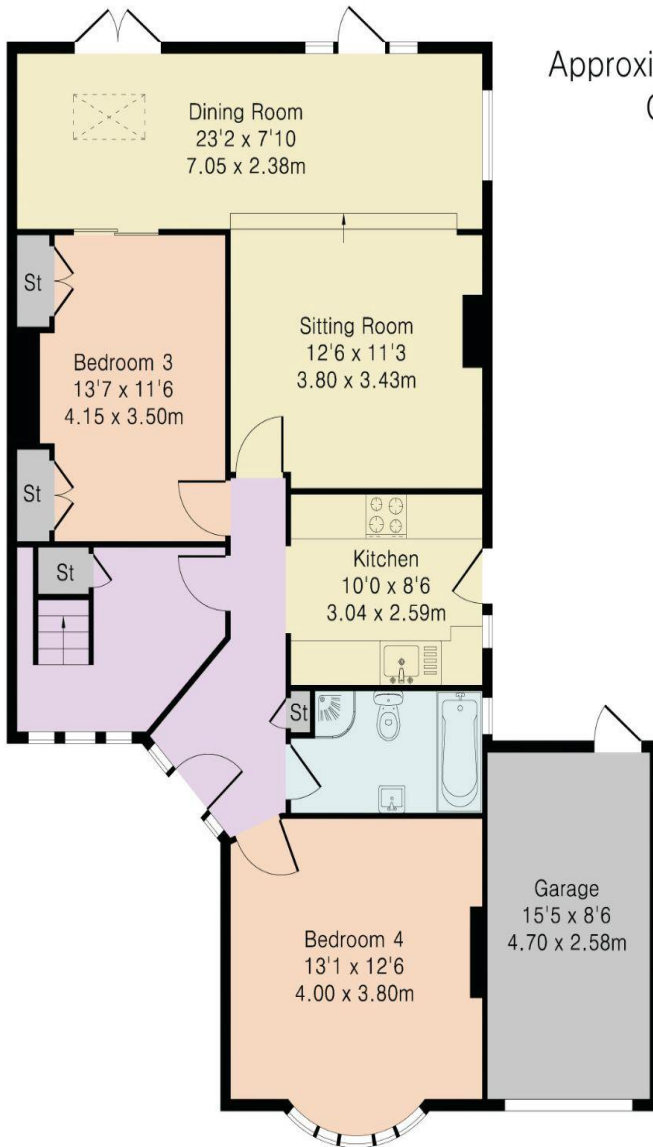
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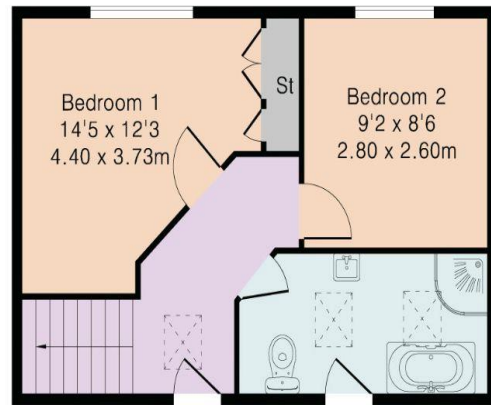
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Approximate Gross Internal Area 1503 sq ft – 140 sq m  
Ground Floor Area 1099 sq ft – 102 sq m  
First Floor Area 405 sq ft – 38 sq m



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.

