

Frampton Road, Potters Bar, EN6



Price: £540,000
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



A really well presented 3 bedroom semi-detached family home situated in this sought-after turning in the heart of Little Heath. The property benefits from off-street parking for 2 vehicles, garage and a 120ft south facing rear garden. There is plenty of scope to enlarge further subject to the usual planning consents.

- WELLPRESENTED 3 BEDROOM SEMI
- OFF-STREET PARKING FOR 2 VEHICLES
- 120FT SOUTH FACING REAR GARDEN
- GARAGE
- SOUGHT-AFTER TURNING IN LITTLE HEATH
- WALKING DISTANCE TO LITTLE HEATH PRIMARY SCHOOL

Frampton Road, Potters Bar, EN6



Price: £540,000
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

FEATURES

DESCRIPTION

A really well presented 3 bedroom semi-detached family home situated in this sought-after turning in the heart of Little Heath. The property benefits from off-street parking for 2 vehicles, garage and a 120ft south facing rear garden. There is plenty of scope to enlarge further subject to the usual planning consents.

ACCOMMODATION

LIVING ROOM
DINING ROOM
KITCHEN
3 BEDROOMS
FAMILY SHOWER ROOM
120FT SOUTH FACING REAR GARDEN
GARAGE
OFF-STREET PARKING FOR 2 VEHICLES

LOCATION

Frampton Road is a sought after turning off Hatfield Road (A1000) within Little Heath. Little Heath Primary School and Mount Grace Secondary School are within walking distance. The shops and mainline railway station (Kings Cross and Moorgate) are a short drive away as is the M25 and A1(M).

LOCAL AUTHORITY

Welwyn Hatfield 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).

Frampton Road, Potters Bar, EN6



Price: £540,000
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



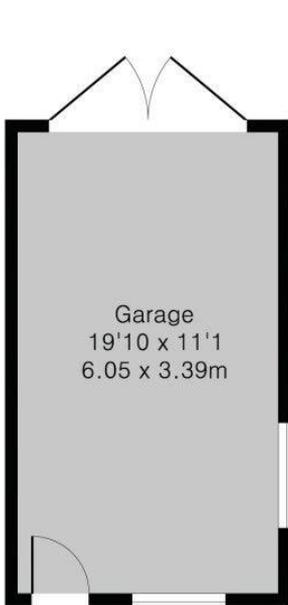
Frampton Road, Potters Bar, EN6



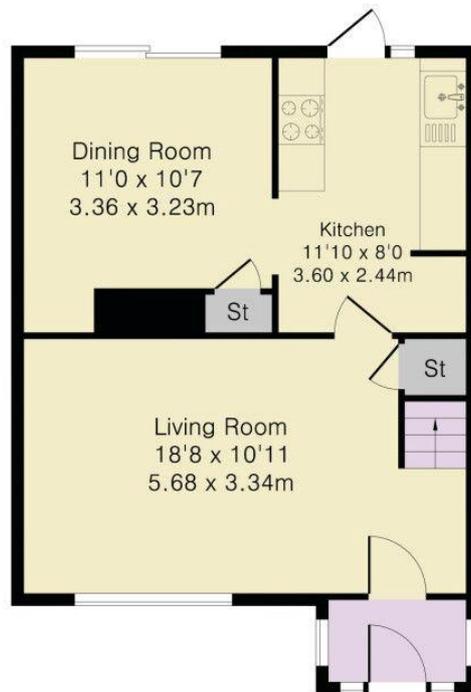
Price: £540,000
Freehold

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

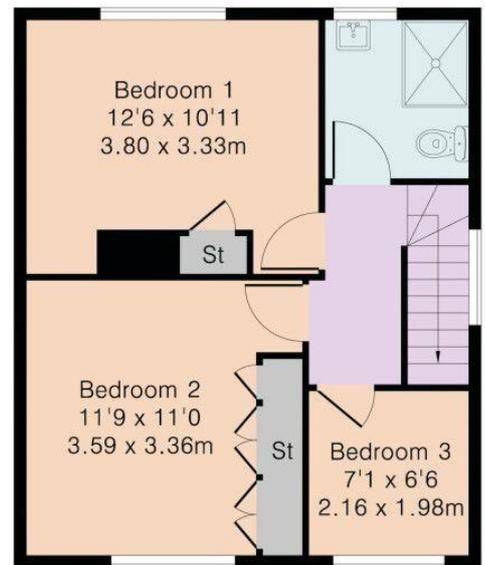
Approximate Gross Internal Area 1112 sq ft – 103 sq m
Ground Floor Area 457 sq ft – 42 sq m
First Floor Area 434 sq ft – 40 sq m
Garage Area 221 sq ft – 21 sq m



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.

