

Fairview, Potters Bar, Little Heath, EN6 1ND



Price: £735,000
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 rarely available and extremely well-presented refurbished 2 bedroom detached bungalow situated in this sought-after quiet cul-de-sac location within Little Heath. This extended bungalow has been completely refurbished by the current owner and benefits from spacious rooms, tandem-length garage, private driveway and an approximate 35x 35ft rear garden. An internal viewing is highly recommended.

- 2 BEDROOM DETACHED BUNGALOW
- SOUGHT-AFTER CUL-DE-SAC LOCATION IN LITTLE HEATH
- RECENTLY REFURBISHED BY CURRENT OWNERS
- KITCHEN/DINER
- OPEN -PLAN LIVING AND DINING ROOM
- EASY TO MAINTAIN GARDEN
- TANDEM-LENGTH GARAGE
- PRIVATE DRIVEWAY

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
OPEN-PLAN LIVING AND DINING ROOM
KITCHEN DINER
BATHROOM
2 BEDROOMS
FRONT AND REAR GARDENS
TANDEM-LENGTH GARAGE
OFF-STREET PARKING
REAR AND FRONT GARDEN

LOCATION

Fairview is a quiet cul-de-sac turning off Hawkshead Road. Brookmans Park is only a few minutes drive away with a selection of shops and mainline railway station into Kings Cross/Moorgate. Welham Green, Hatfield and Potters Bar are all within a short drive away.

SERVICES

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

LOCAL AUTHORITY

WELWYN HATFIELD COUNCIL

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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Approximate Gross Internal Area 1028 sq ft – 96 sq m



Ground 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.

