

Cotton Road, Potters Bar, EN6 5JJ

Price: £695,000
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 deceptively spacious 3 bedroom, 2 reception room, family home with good size garage, off-street parking and a mature 60ft South facing secluded rear garden. An internal viewing is highly recommended and there is plenty of scope to enlarge further if required, subject to the usual planning permissions. This property is offered for sale on a chain free basis.

- SPACIOUS 3 BEDROOM DETACHED HOUSE
- 2 RECEPTION ROOMS
- CHAIN FREE
- MATURE 60FT SOUTH FACING SECLUDED REAR GARDEN
- GARAGE
- SCOPE TO ENLARGE FURTHER (STPP)

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
GROUND FLOOR CLOAKROOM
KITCHEN
LOUNGE
DINING ROOM
3 BEDROOMS
FAMILY BATHROOM
60FT SOUTH FACING REAR GARDEN
GARAGE
OFF STREET PARKING

LOCATION

Cotton Road is a turning off High Street, conveniently situated for local shops, restaurants, schools and local parks. The M25 and mainline railway station (Kings Cross and Moorgate) are only a short drive away.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band F

LOCAL AUTHORITY

Hertsmere Council.

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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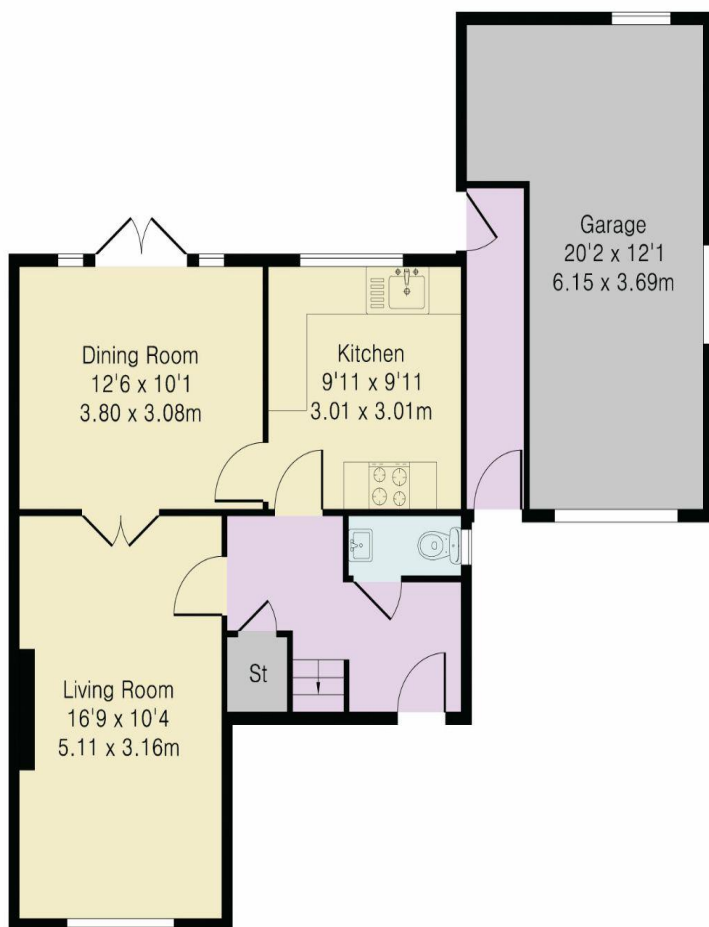


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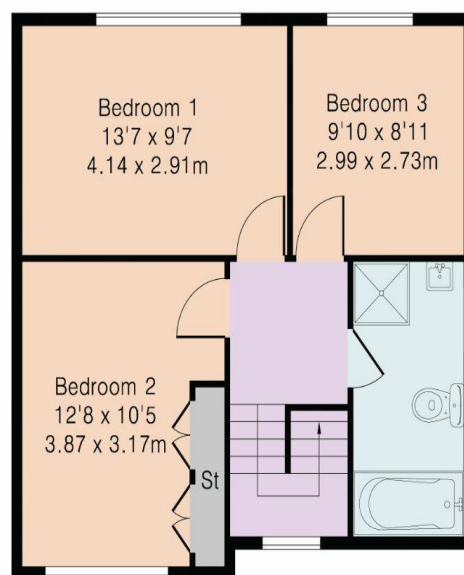
Approximate Gross Internal Area 1249 sq ft – 116 sq m

Ground Floor Area 755 sq ft – 70 sq m

First Floor Area 494 sq ft – 46 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.

