

Hunter Close, Potters Bar, EN6



Price: £465,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
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This deceptively spacious 4 bedroom 2 bathroom end of terrace home is situated in a cul-de-sac location close to many amenities. The property is offered for sale on a chain free basis and has well-proportioned rooms. There is off street parking and a private rear garden. An internal viewing is recommended.

- DECEPTIVELY SPACIOUS 4 BEDROOM HOUSE
- CHAIN FREE
- CLOSE TO AMENITIES OF POTTERS BAR
- GOOD SIZE KITCHEN/DINER AND 2 BATHROOMS
- REAR GARDEN
- OFF-STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY
KITCHEN/DINER
GUEST CLOAKROOM
SHOWER ROOM
BEDROOM

FIRST FLOOR

LIVING ROOM
BEDROOM
FAMILY BATHROOM

SECOND FLOOR

2 BEDROOMS
REAR GARDEN

LOCATION

Hunter Close is a turning off of Hyde Avenue, which in turn is off of Mutton Lane. Situated in a convenient location for the local shops of Darkes Lane, Tescos and Potters Bar Mainline Railway Station to Kings Cross and Moorgate. There are several schools nearby and the A1(M) and M25 is only a short 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 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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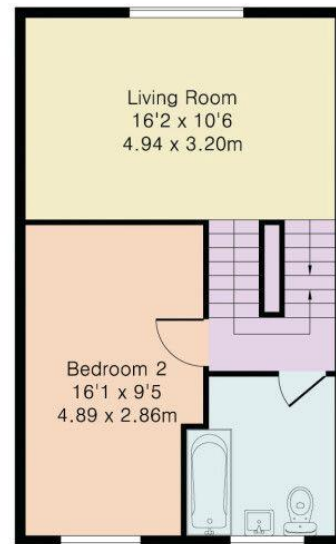
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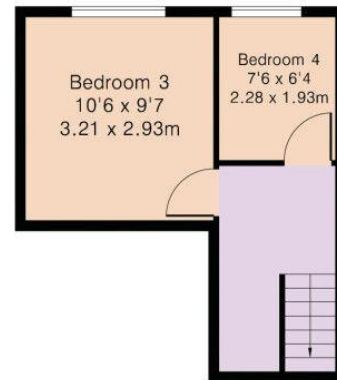
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Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area 1115 sq ft – 103 sq m
Ground Floor Area 467 sq ft – 43 sq m
First Floor Area 431 sq ft – 40 sq m
Second Floor Area 217 sq ft – 20 sq m



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.

