

The Avenue, Potters Bar, EN6

Price: £1,295,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
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Situated in the most prestigious turning in Potters Bar is this extremely attractive 4 bedroom 3 bathroom detached family home situated on a 1/3 of an acre south/west facing plot with countryside views. The property has 2 reception rooms, 2 driveways, garage and plenty of scope to enlarge (subject to the usual consents). Book early to avoid disappointment.

- PRESTIGIOUS ROAD IN POTTERS BAR
- 4 BEDROOM DETACHED HOUSE
- 125FT BY 60FT SOUTH-WEST FACING REAR GARDEN
- 1/3RD OF AN ACRE PLOT OVERLOOKING COUNTRYSIDE
- 2 SEPARATE DRIVEWAYS AND CAR-PORT
- GARAGE
- NEEDS SOME MODERNISATION
- CHAIN FREE

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
DINING ROOM
LIVING ROOM
GROUND FLOOR CLOAKROOM
UTILITY ROOM
KITCHEN
4 BEDROOMS (1 WITH EN-SUITE) (2 WITH SINKS)
FAMILY BATHROOM
SHOWER ROOM
TANDEM LENGTH GARAGE
125FT MINIMUM BY 60FT SOUTH WEST FACING GARDEN

LOCATION

The Avenue is one of Potters Bar's most prestigious roads and is situated off Darkes Lane. The Avenue is within walking distance for the local shops, restaurants and Potters Bar railway station which provides a fast and frequent service into London (Kings Cross/ Moorgate). The M25 and A1(M) are only a short drive away.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band G

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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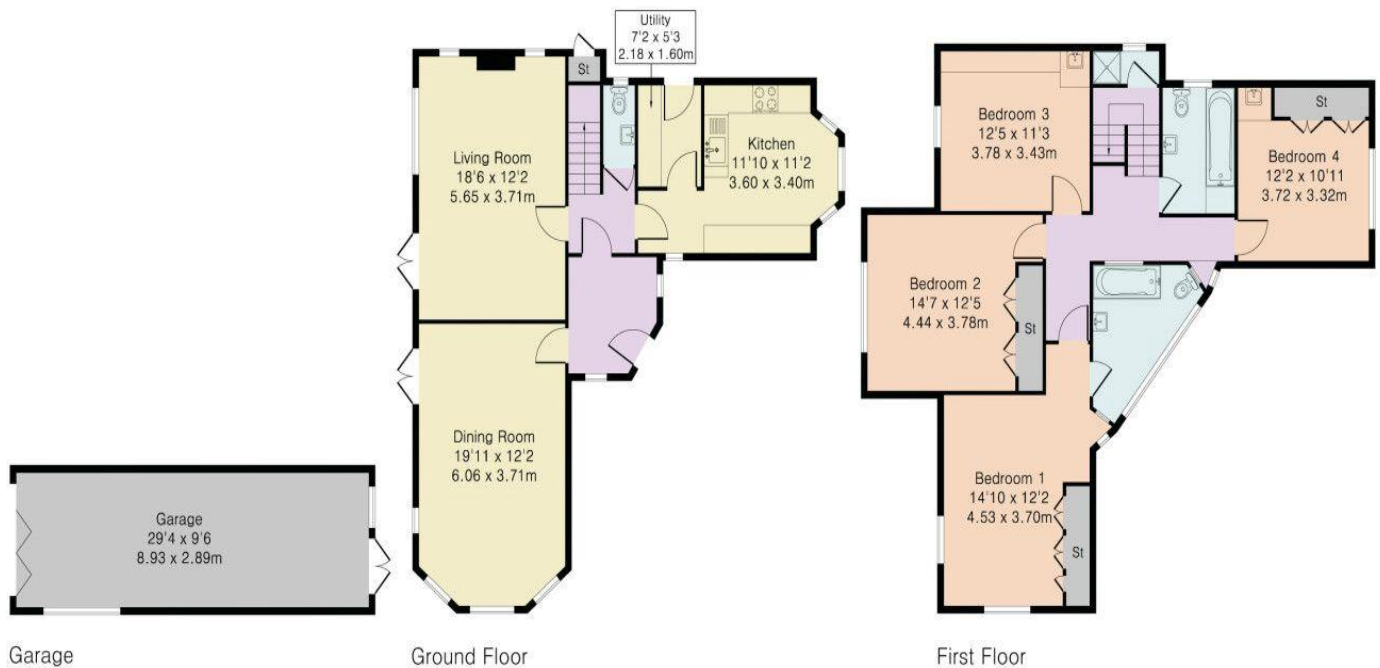
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Approximate Gross Internal Area 1991 sq ft – 185 sq m
Ground Floor Area 782 sq ft – 73 sq m
First Floor Area 931 sq ft – 86 sq m
Garage Area 278 sq ft – 26 sq m



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.

