

Holly Drive, Potters Bar, EN6 2QL



Price: £449,995
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 deceptively spacious 3 bedroom mid terraced family home. The bright accommodation benefits from a kitchen/dining room, through lounge, downstairs cloakroom, family bathroom to first floor and a beautiful secluded approx.. 45ft rear garden.

- 3 BEDROOM MID TERRACE FAMILY HOME
- BRIGHT ACCOMMODATION
- KITCHEN/DINING ROOM
- THROUGH LOUNGE
- BEAUTIFUL SECLUDED REAR GARDEN

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FEATURES

DESCRIPTION

A deceptively spacious 3 bedroom mid terraced family home. The bright accommodation benefits from a kitchen/dining room, through lounge, downstairs cloakroom, family bathroom to first floor and a beautiful secluded approx.. 45ft rear garden.

ACCOMMODATION

ENTRANCE HALL WAY
LIVING ROOM
KITCHEN/DINING ROOM
GROUND FLOOR CLOAKROOM
3 BEDROOMS FAMILY
BATHROOM
45FT REAR GARDEN

LOCATION

Holly Drive is located off Ashwood Road which in turn is off Mutton Lane, virtually opposite Tesco's. The shops and restaurants on Darkes Lane are only a short walk away. The Mainline Railway Station is within walking distance. The M25 is only a few minutes 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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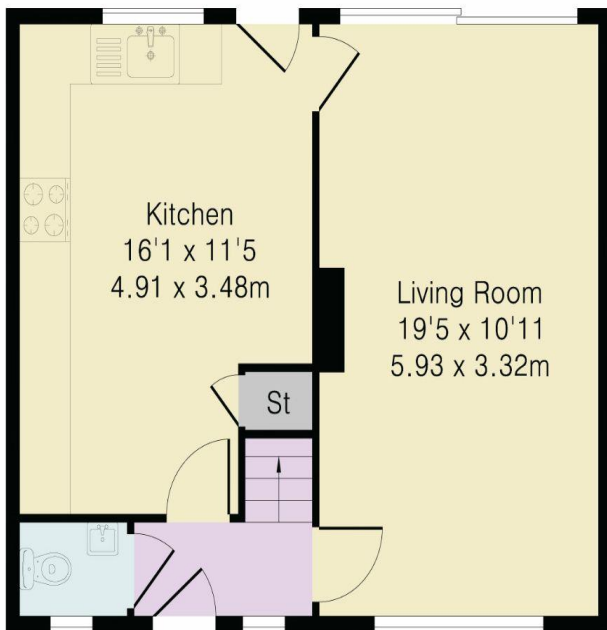
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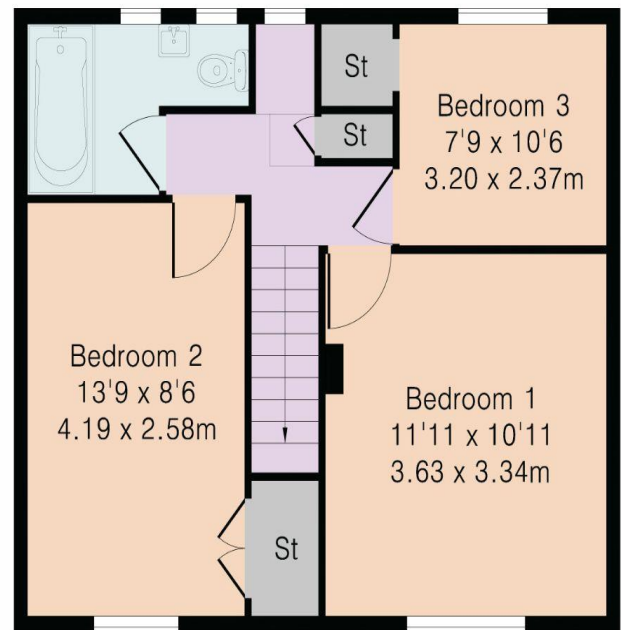
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Approximate Gross Internal Area 878 sq ft – 82 sq m
Ground Floor Area 439 sq ft – 41 sq m
First Floor Area 439 sq ft – 41 sq m



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.

