

Orchard Way, Potters Bar, EN6 1NT

OIEO: £750,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
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WOW, this really is a special house. Situated in a quiet cul-de-sac, this property fronts onto fields. Previously a 5 bedroom home, the current owners have reconfigured it to 3 double bedrooms, 3 bathrooms. There are 3 reception rooms, garden room, and a utility room. The property is on a corner plot which benefits from a detached double garage and driveway to the rear. The beautiful west facing rear garden is 50ft x 50ft and has a lovely side garden as well.

- STUNNING 3 BEDROOM END OF TERRACE HOUSE
- 50FT X 50FT WEST FACING GARDEN PLUS SIDE GARDEN
- DETACHED GARAGE
- DRIVEWAY TO REAR
- 3 RECEPTION ROOMS
- ATTRACTIVE GARDEN ROOM
- FRONTS ONTO FIELDS
- QUIET CUL-DE-SAC
- UTILITY ROOM
- 3 BATHROOMS

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FEATURES

DESCRIPTION

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ACCOMMODATION

LIVING ROOM
DRAWING ROOM
KITCHEN
GARDEN ROOM
UTILITY ROOM AND WC
3 BEDROOMS (ONE WITH EN-SUITE)
2 FURTHER BATHROOMS
DETACHED DOUBLE GARAGE 50ft x 50ft
WEST FACING REAR GARDEN
DRIVEWAY TO THE REAR OF PROPERTY

LOCATION

Orchard Way is a quiet cul-de-sac off Swanley Bar Lane which in turn is off Great North Road (A1000) or Hawkeshead Road. Brookmans Park and Potters Bar are both a very short drive away with mainline stations into Kings Cross/Moorgate. A1 (M) and M25 are also a short drive away.

LOCAL AUTHORITY

Welwyn Hatfield Council.

SERVICES

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

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 1764 sq ft – 164 sq m

Ground Floor Area 1022 sq ft – 95 sq m

First Floor Area 742 sq ft – 69 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.

