

Carpenter Way, Potters Bar, EN6 5PZ



Price: £550,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
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www.vanessamccallumestates.co.uk



A beautiful and deceptively spacious 3 bedroom semi-detached family home. The property has been extended and benefits from a large entrance porch, bright front reception room, modern kitchen breakfast room and further family room and a ground floor shower room. Upstairs comprises of 3 good size bedrooms and a family bathroom. Externally there is a beautiful 42ft rear garden and off-street parking for several vehicles.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- DECEPTIVELY SPACIOUS
- LARGE ENTRANCE PORCH
- 2 RECEPTION ROOMS
- MODERN KITCHEN/ BREAKFAST ROOM
- GROUND FLOOR SHOWER ROOM
- 42FT REAR GARDEN
- OFF STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

LARGE ENTRANCE PORCH
SITTING ROOM
KITCHEN/BREAKFAST ROOM
LIVING ROOM
GROUND FLOOR SHOWER ROOM

FIRST FLOOR

3 BEDROOMS
FAMILY BATHROOM
42ST REAR GARDEN
GARDEN SHED
OFF STREET PARKING

LOCATION

Carpenter Way is a turning off Chace Avenue. Potters Bar High Street and Darkes Lane with a variety of shops and restaurants and the mainline railway station (Kings cross/Moorgate) are only a short drive away. The A1(M) and M25 are only a short drive away too.

LOCAL AUTHORITY

Hertsmere 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 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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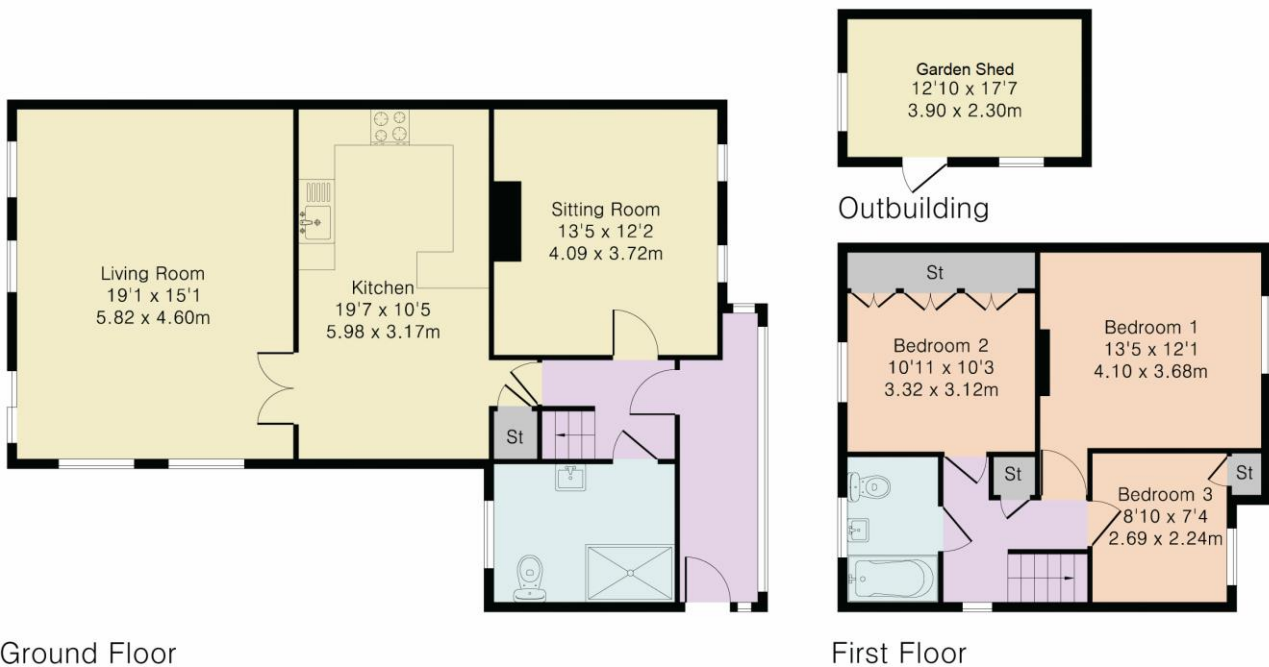
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Approximate Gross Internal Area 1298 sq ft – 121 sq m
Ground Floor Area 781 sq ft – 73 sq m
First Floor Area 420 sq ft – 39 sq m
Outbuilding Area 97 sq ft – 9 sq m



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.

