

Springfield Close, Potters Bar, EN6 4AB



Price: OIEO £650,000
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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****CHAIN FREE**** Backing onto farmland is this deceptively spacious 2 double bedroom plus study, 2 bathroom, detached bungalow which provides open plan living to the rear of the property backing onto the landscaped 40ft rear garden. This property is ready to move in to and is situated in a quiet cul-de-sac location.

- **SPACIOUS 2 BEDROOM DETACHED BUNGALOW**
- **2 BATHROOMS**
- **BACKING ONTO FARMLAND**
- **CHAIN FREE**
- **PROVIDING OPEN PLAN LIVING TO THE REAR**
- **LANDSCAPED 40FT REAR GARDEN**
- **SITUATED IN A QUIET CUL-DE-SAC LOCATION**
- **SEPARATE STUDY**

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
KITCHEN/LIVING/DINING ROOM
UTILITY ROOM
STUDY
SHOWER ROOM
BEDROOM 1 WITH EN-SUITE
BEDROOM 2
40FT GARDEN OVER-LOOKING FARMLAND

LOCATION

Springfield Close is a quiet turning off of Coopers Lane Road, which in turn is off the Causeway. The Causeway is a turning off Potters Bar High Street. Potters Bar and Cuffley are only a short drive away - they both have mainline railway stations with connections into London, and a wide range of shops. There are a selection of schools within a short drive, as is the M25. Stormont girls school is a short walk away.

SERVICES

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

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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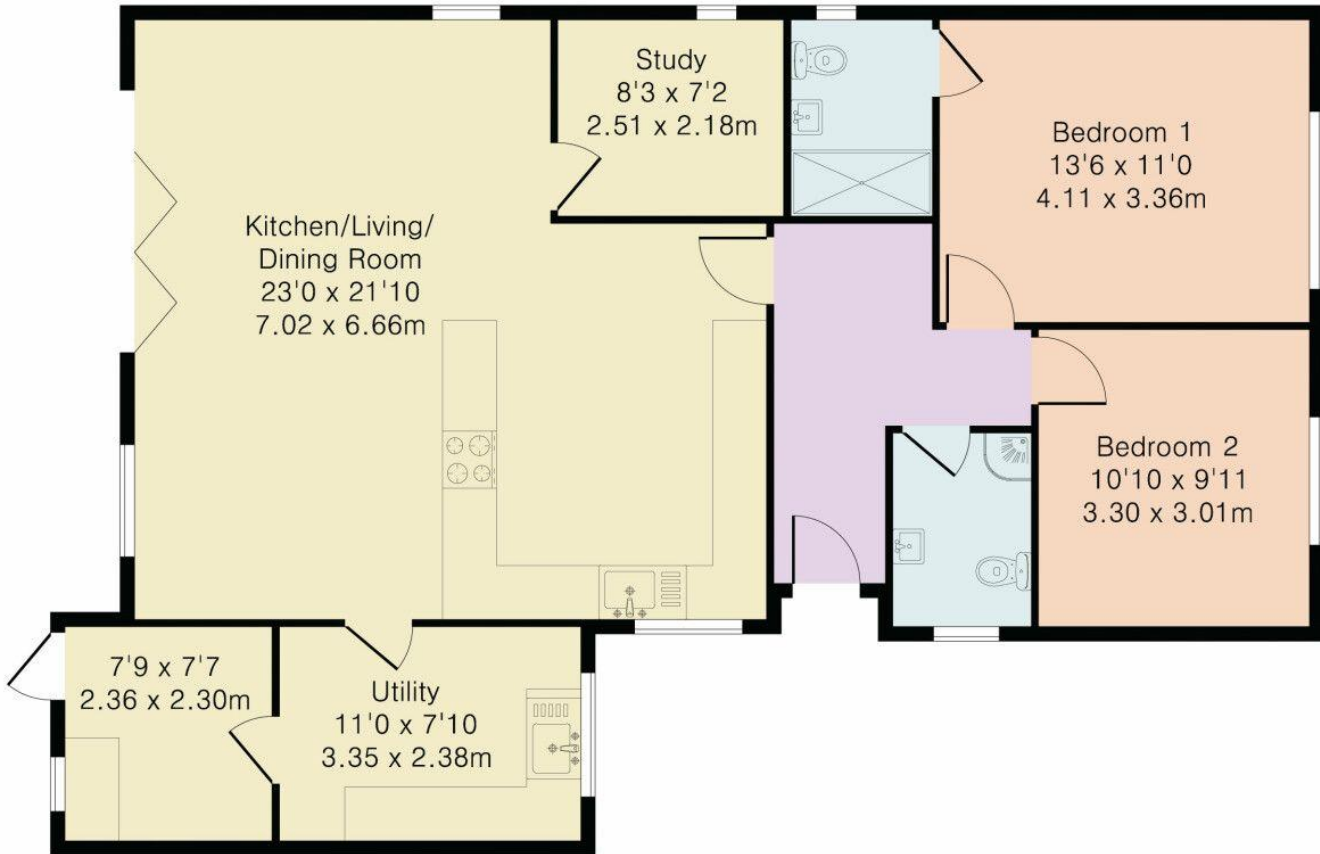
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Approximate Gross Internal Area 1085 sq ft – 101 sq m



Ground 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.

