

Hatherleigh Gardens, Potters Bar, EN6 5HZ

**Price: £635,000**  
**Freehold**



Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)



**A rare opportunity to purchase this extended 3 bedroom semi-detached family home situated on a generous corner plot. The rear garden is approx. 60ft x 38ft. The garage is to the rear of the garden and there is external storage to the side of the property. The property also benefits from off street parking. There is plenty of scope to enlarge (subject to usual planning consents).**

- EXTENDED 3 BEDROOM SEMI-DETACHED FAMILY HOME
- GARAGE TO THE REAR OF THE GARDEN
- 2 RECEPTION ROOMS
- EXTERNAL STORAGE TO SIDE OF PROPERTY
- GENEROUS CORNER PLOT
- OFF STREET PARKING
- REAR GARDEN APPROX. 60FT X 38FT
- PLENTY OF SCOPE TO ENLARGE (STPP)

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

ENTRANCE HALLWAY  
LOUNGE  
SITTING ROOM  
KITCHEN/DINING ROOM  
3 BEDROOMS (2 WITH FITTED WARDROBES)  
FAMILY BATHROOM  
APPROX. 60ft x 38ft REAR GARDEN  
GARAGE  
EXTERNAL STORAGE TO THE SIDE  
DRIVEWAY

### **LOCATION**

Hatherleigh Gardens is a turning off of the Causeway which is located just 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 is a selection of schools within a short drive, as is the M25. Stormont girls school is a few minutes walk away.

### **LOCAL AUTHORITY**

Hertsmere Borough Council.

### **SERVICES**

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

### **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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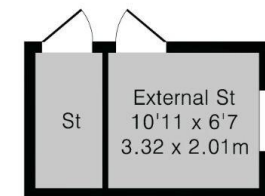
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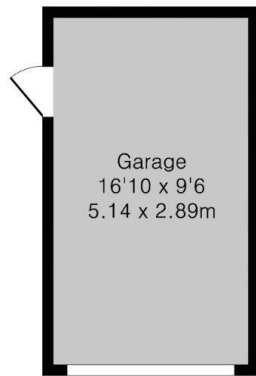
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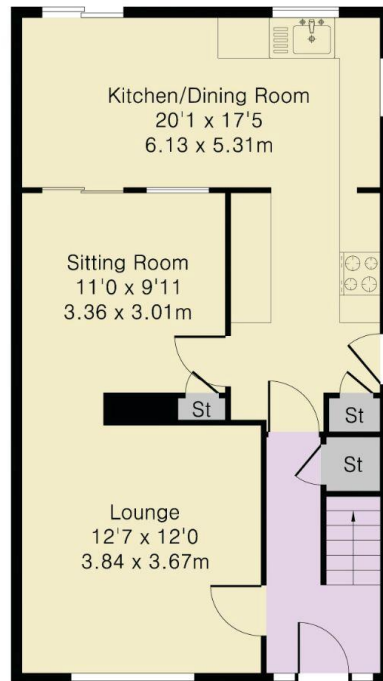
Approximate Gross Internal Area 1257 sq ft – 117 sq m  
Ground Floor Area 554 sq ft – 51 sq m  
First Floor Area 471 sq ft – 44 sq m  
Garage Area 160 sq ft – 15 sq m  
Outbuilding Area 72 sq ft – 7 sq m



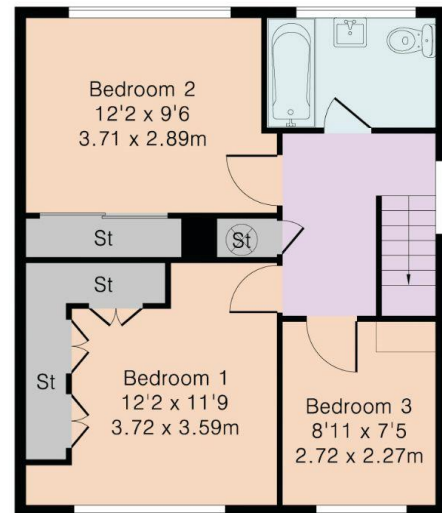
Outbuilding



Garage



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.

