

**Mandeville Road, Potters Bar, EN6 5LQ**



**Price: £549,950**

**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



**Situated in this popular cul-de-sac location is this 3 bedroom 3 reception room semi-detached family home which has never been marketed before. This property features a superb 160ft rear garden, and has plenty of scope to enlarge further (stpp).**

- 3 BED SEMI-DETACHED HOUSE
- 3 RECEPTION ROOMS
- NEVER BEEN MARKETED BEFORE
- QUIET CUL-DE-SAC LOCATION
- SUPERB 160FT REAR GARDEN
- SCOPE TO ENLARGE FURTHER (STPP)

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## **FEATURES**

### **DESCRIPTION**

Situated in this popular cul-de-sac location is this 3 bedroom 3 reception room semi-detached family home which has never been marketed before. This property features a superb 160ft rear garden, and has plenty of scope to enlarge further (stpp).

### **ACCOMMODATION**

ENTRANCE HALLWAY  
LIVING ROOM  
DINING ROOM  
KITCHEN  
GROUND FLOOR GUEST CLOAKROOM  
HALLWAY STORAGE CUPBOARDS  
3 BEDROOMS WITH FITTED WARDROBES  
FAMILY BATHROOM  
GARAGE  
SHED AND OUTBUILDING  
160FT REAR GARDEN  
OFF-STREET PARKING

### **LOCATION**

Mandeville Road is situated in a quiet cul-de - sac which is just off Potters Bar High Street, conveniently situated for local shops, restaurants, schools and local parks. The M25 and mainline railway station (Kings Cross and Moorgate) are only a short drive 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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Approximate Gross Internal Area 1363 sq ft – 126 sq m  
Ground Floor Area 606 sq ft – 56 sq m  
First Floor Area 479 sq ft – 44 sq m  
Garage Area 213 sq ft – 20 sq m  
Outbuilding Area 65 sq ft – 6 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.

