

Aberdale Gardens, Potters Bar, EN6 2JN



Price: £699,950
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



We are delighted to offer for sale this 5 bedroom semi-detached family home situated in this most desirable location, within easy reach of shops and transport. This spacious family home offers 2 reception rooms, 2 bathrooms, integral garage, off street parking and approx. 95ft rear garden.

- 5 BEDROOM SEMI-DETACHED FAMILY HOME
- 2 RECEPTION/2 BATHROOMS
- SPACIOUS ACCOMMODATION
- SITUATED IN A DESIRABLE LOCATION
- INTEGRAL GARAGE
- OFF STREET PARKING
- 95FT REAR GARDEN
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
DINING ROOM
KITCHEN

FIRST FLOOR

4 BEDROOMS
BATHROOM
SEPARATE TOILET

SECOND FLOOR

BEDROOM - with En-suite shower room
INTEGRAL GARAGE
95FT REAR GARDEN
OFF STREET PARKING

LOCATION

Aberdale Gardens is a parallel turning just off Baker Street. Baker Street is a continuation of Darkes Lane and runs between Potters Bar and Barnet. Dame Alice Owen's School and Pope Paul school are only a short distance away. The shops and mainline railway station into Kings Cross and Moorgate are close by. The M25/A1(M) are only a short drive away.

LOCAL AUTHORITY

Hertsmere Council.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band F

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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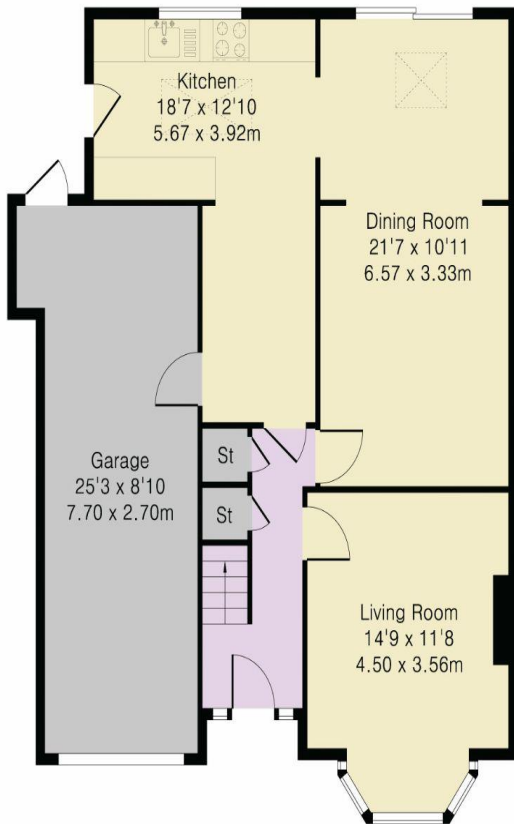
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Approximate Gross Internal Area 1718 sq ft – 159 sq m

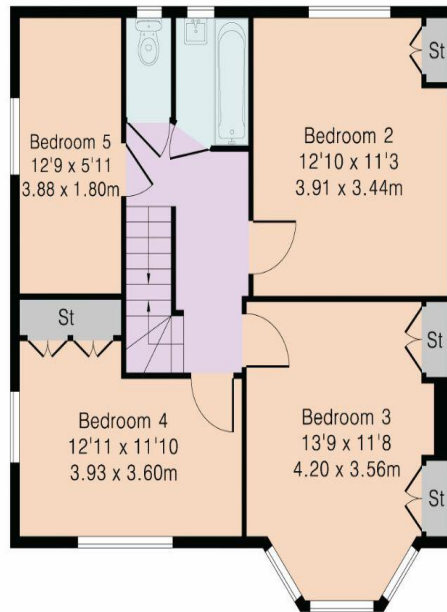
Ground Floor Area 896 sq ft – 83 sq m

First Floor Area 613 sq ft – 57 sq m

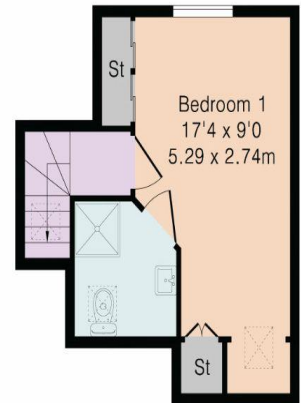
Second Floor Area 209 sq ft – 19 sq m



Ground Floor



First Floor



Second 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.

