

**Price: £799,000**

**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



**A rarely available and beautifully presented 3 bedroom semi detached family home, located withing a short walk of Cockfosters. The property provides spacious living accommodation including a bright front reception room, modern kitchen dining room and family room, utility room, downstairs cloakroom, integral garage and approx.. 60ft South East facing rear garden. Viewing highly recommended.**

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- SPACIOUS LIVING ACCOMMODATION
- MODERN KITCHEN/DINING/FAMILY ROOM
- BRIGHT FRONT ROOM
- UTILITY ROOM
- 60FT SOUTH EAST FACING REAR GARDEN
- INTEGRAL GARAGE
- CLOSE TO AMENITIES

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## FEATURES

### DESCRIPTION

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### ACCOMMODATION

ENTRANCE HALLWAY  
LIVING ROOM  
KITCHEN/ DINING/FAMILY ROOM  
UTILITY ROOM  
GROUND FLOOR CLOAKROOM  
3 BEDROOMS  
FAMILY BATHROOM  
60FT SOUTH EAST FACING REAR GARDEN  
INTEGRAL GARAGE  
OFF STREET PARKING

### LOCATION

Conveniently located for Cockfosters tube station, buses, shops, Trent Park Country Club. Close to Trent & Livingstone Primary School, JCOSS and east Barnet Secondary School.

### SERVICES

Gas Central Heating and Mains Drainage.  
Council Tax Band E

### LOCAL AUTHORITY

London Borough of Barnet.

### VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES

### IMPORTANT NOTICE 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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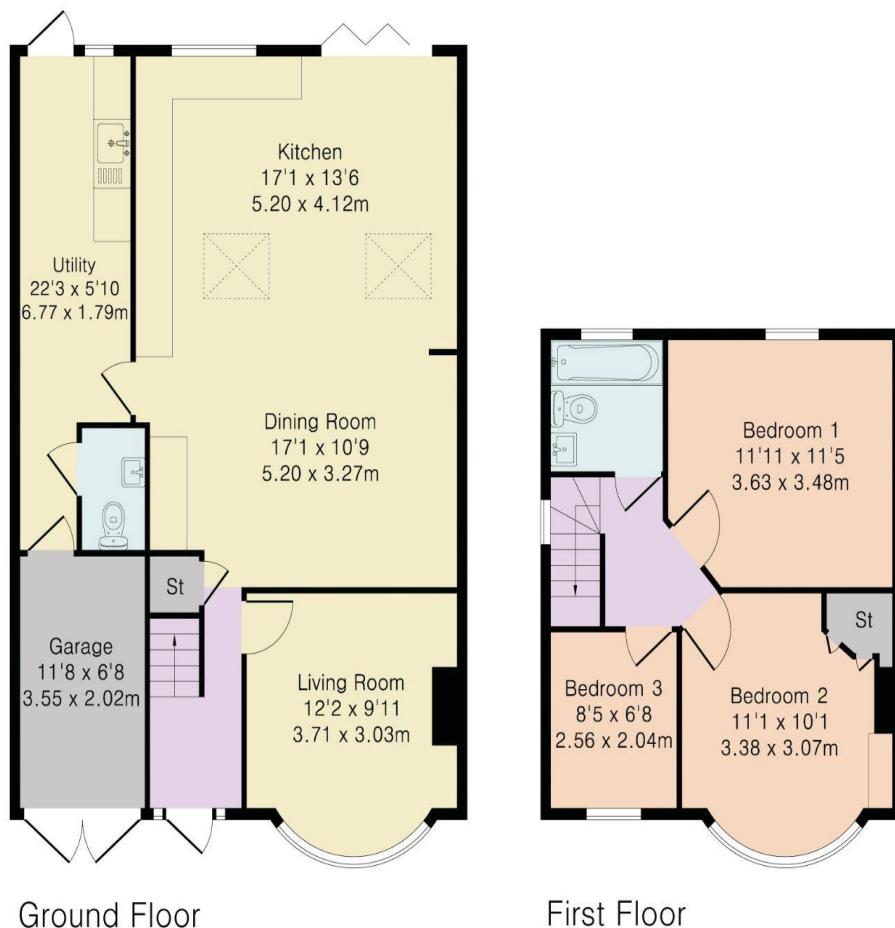
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Approximate Gross Internal Area 1223 sq ft – 114 sq m  
Ground Floor Area 818 sq ft – 76 sq m  
First Floor Area 405 sq ft – 38 sq m



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.

