

**Brackendale, Potters Bar, EN6 2LU**

**Price: £695,000**  
**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 beautifully presented 3/4 bedroom semi detached chalet bungalow situated in this popular location in Potters Bar within easy access to all local amenities. The accommodation is extremely versatile including a garage, off street parking and a pretty south west facing rear garden**

- 3/4 BEDROOM SEMI DETACHED CHALET BUNGALOW
- SOUTH WEST FACING REAR GARDEN
- VERSATILE ACCOMMODATION
- GARAGE
- CLOSE TO AMENITIES
- OFF STREET PARKING

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#### **DESCRIPTION**

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#### **ACCOMMODATION**

ENTRANCE HALLWAY  
KITCHEN/DINER  
LIVING ROOM  
CONSERVATORY  
DINING/BEDROOM  
BEDROOM  
GROUND FLOOR CLOAKROOM

#### **FIRST FLOOR**

2 BEDROOMS  
SEPARATE WC  
SHOWER ROOM

SOUTH WEST FACING REAR GARDEN  
GARAGE  
OFF STREET PARKING

#### **LOCATION**

Brackendale is located off Daleside Drive, which leads off Baker Street and is therefore ideally positioned just a short walk away from the multiple shopping facilities in Darkes Lane and Potters Bar mainline station, which provides a fast and frequent service to Kings Cross and Moorgate. Major road access is excellent, with the M25 and A1(M) motorways being a short drive away.

#### **SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band F

#### **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**

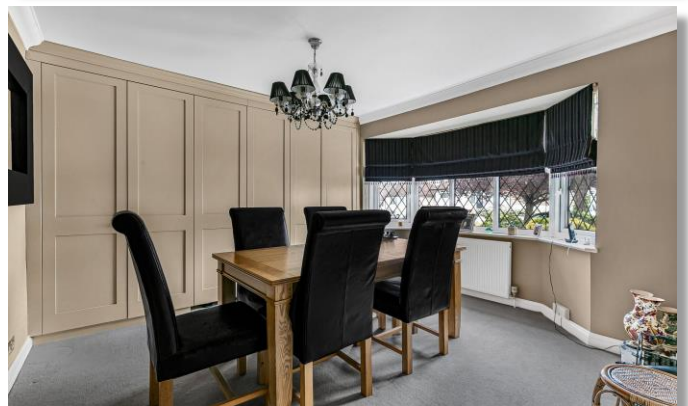
Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. You need to provide us with the following documents: \* One form of photographic identification (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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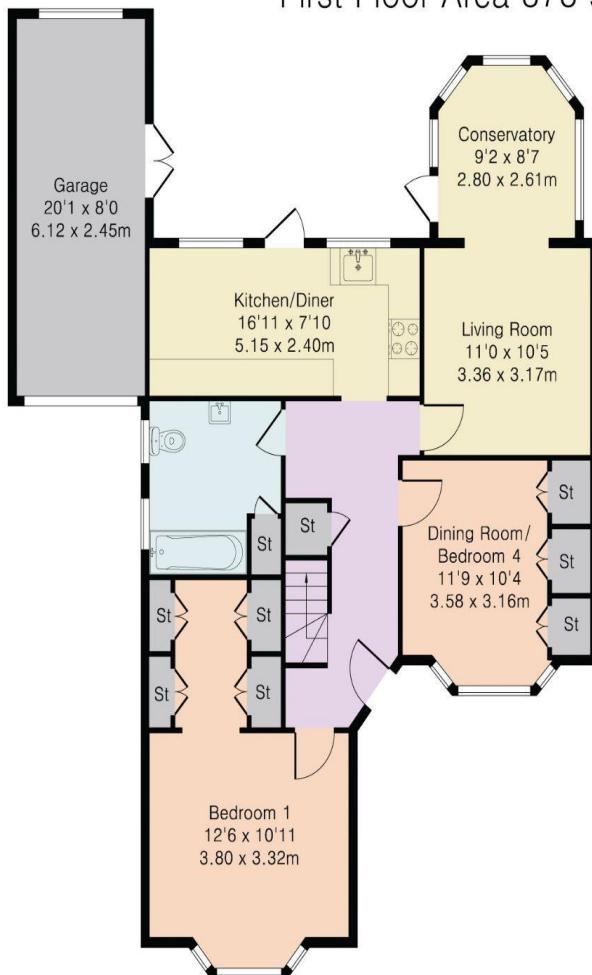
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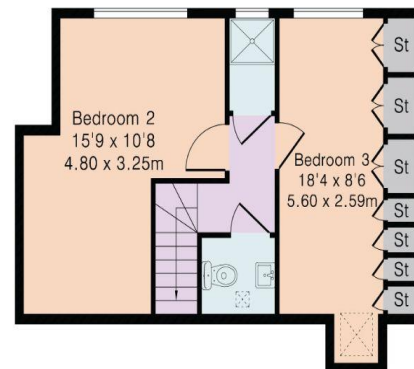
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Approximate Gross Internal Area 1429 sq ft – 133 sq m  
Ground Floor Area 1051 sq ft – 98 sq m  
First Floor Area 378 sq ft – 35 sq m



Ground Floor



First Floor