

Orchard Way, Potters Bar, EN6 1NT



**Price: £575,000**  
**Freehold**

Vanessa McCallum Estates Ltd  
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**A beautiful 3 bedroom end of terrace family home, situated in a quiet cul-de-sac with beautiful view of fields to front. There is a spacious through lounge dining room, kitchen, family bathroom, lovely 55ft west facing rear garden, workshop and off street parking. Viewing highly recommended.**

- 3 BEDROOM END OF TERRACE FAMILY HOME
- SPACIOUS THROUGH LOUNGE, DINING ROOM, KITCHEN
- SIDE ACCESS
- QUIET CUL-DE-SAC LOCATION
- WORKSHOP
- 55ft WEST FACING REAR GARDEN
- OFF STREET PARKING
- VIEWS OF FIELDS TO THE FRONT

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## FEATURES

### DESCRIPTION

A beautiful 3 bedroom end of terrace family home, situated in a quiet cul-de-sac with beautiful view of fields to front. There is a spacious through lounge dining room, kitchen, family bathroom, lovely 55ft west facing rear garden, workshop and off street parking. Viewing highly recommended.

### ACCOMMODATION

ENTRANCE HALLWAY  
THROUGH LOUNGE/DINING ROOM/KITCHEN  
3 BEDROOMS  
FAMILY BATHROOM  
WEST FACING REAR GARDEN  
SIDE ACCESS  
WORKSHOP  
OFF STREET PARKING

### LOCATION

Orchard Way is a quiet cul-de-sac off Swanley Bar Lane which in turn is off Great North Road (A1000) or Hawkeshead Road. Brookmans Park and Potters Bar are both a very short drive away with mainline stations into Kings Cross/Moorgate. A1 (M) and M25 are also a short drive away.

### SERVICES

Gas Central Heating and Mains Drainage.  
Council Tax Band D

### LOCAL AUTHORITY

Welwyn Hatfield Council.

### 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. Facial recognition will be offered at a charge of £15 plus vat per person.

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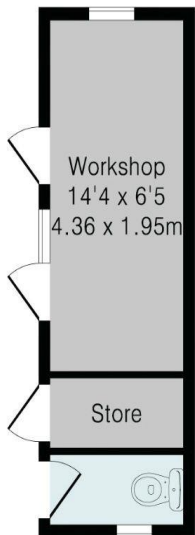
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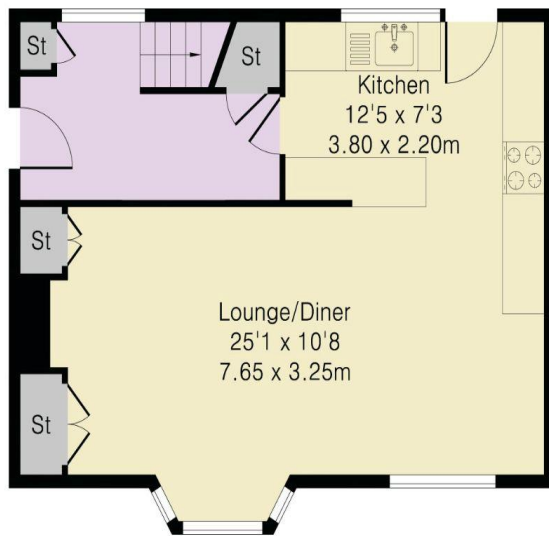
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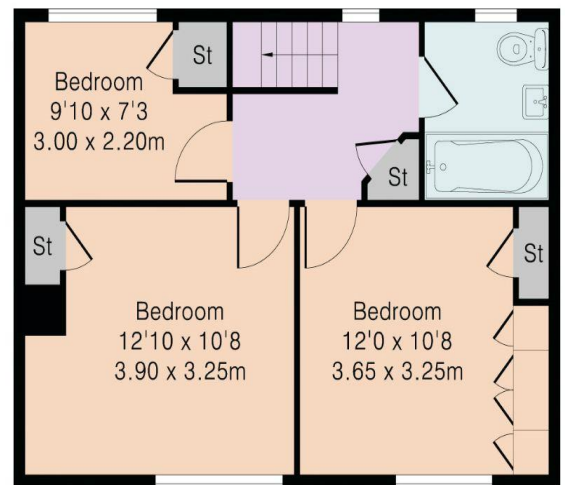
Approximate Gross Internal Area 910 sq ft – 85 sq m  
Ground Floor Area 460 sq ft – 43 sq m  
First Floor Area 450 sq ft – 42 sq m  
Outbuilding Area 128 sq ft – 12 sq m



Outbuilding



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.

