

**Birch Grove, Potters Bar, EN6 1SY**

**Price: £525,000**  
**Freehold**



Vanessa McCallum Estates Ltd  
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**Conveniently situated is this 2 bedroom semi-detached bungalow which has a private driveway providing plenty of off street parking, garage and a 38ft rear garden.**

- 2 BEDROOM SEMI DETACHED BUNGALOW
- GARAGE
- SIDE ACCESS
- PRIVATE DRIVEWAY
- 38FT REAR GARDEN
- CLOSE TO AMMENTIES

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

ENTRANCE HALLWAY  
KITCHEN  
RECEPTION ROOM  
2 BEDROOMS  
BATHROOM  
38FT REAR GARDEN  
GARAGE  
OFF STREET PARKING

### **LOCATION**

Birch Grove is a turning in between Strafford Gate and The Walk. Access is via either Albemarle Avenue or Melrose Avenue. It is an extremely convenient location close to the shops and Mainline Train Station at Darke Lane (Kings Cross/Moorgate line). Tesco's and Sainsbury's are within a short walk away. The M25 and A1(M) are only a short drive away.

### **LOCAL AUTHORITY**

Hertsmere Council.

### **SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band E

### **VIEWING**

STRICTLY BY APPOINTMENT THROUGH 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. Facial recognition will be offered at a charge of £15 plus vat per person.



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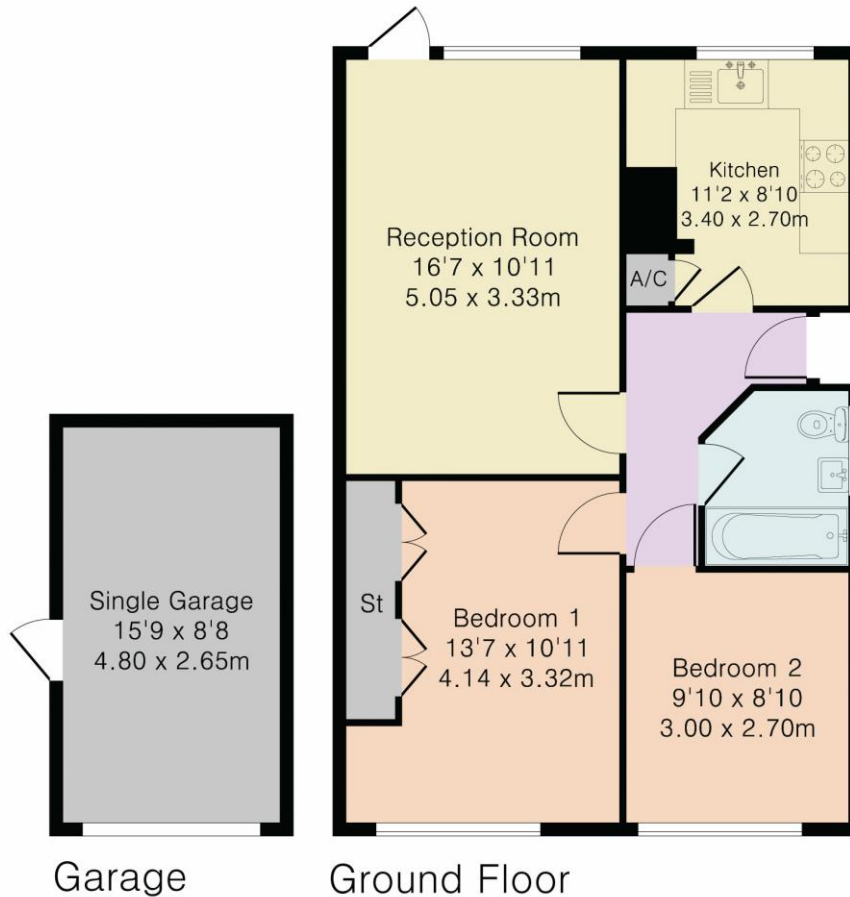
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**Approximate Gross Internal Area 744 sq ft - 70 sq m**

Ground Floor Area 137 sq ft – 13 sq m

Garage Area 607 sq ft – 56 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.

