

Oakroyd Avenue, Potters Bar, EN6 2EH



Price: £850,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
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A deceptively spacious 3 double bedroom 2 bathroom semi-detached bungalow which has been extended and completely refurbished by the current vendors. Benefitting from a large lounge and great size kitchen/family area, the south west facing rear garden is approx.75ft in length. This really is a great size property which can only be appreciated with an internal viewing

- 3 DOUBLE BEDROOM SEMI DETACHED BUNGALOW
- 2 BATHROOMS
- LARGE LOUNGE
- KITCHEN/FAMILY ROOM
- 75FT SOUTH WEST FACING REAR GARDEN
- OFF STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
KITCHEN/FAMILY ROOM
3 BEDROOMS
FAMILY BATHROOM
CLOAKROOM

75ft WEST FACING REAR GARDEN
OFF STREET PARKING

LOCATION

Oakroyd Avenue is a sought after turning off Baker Street. 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 a short level walk away. The M25/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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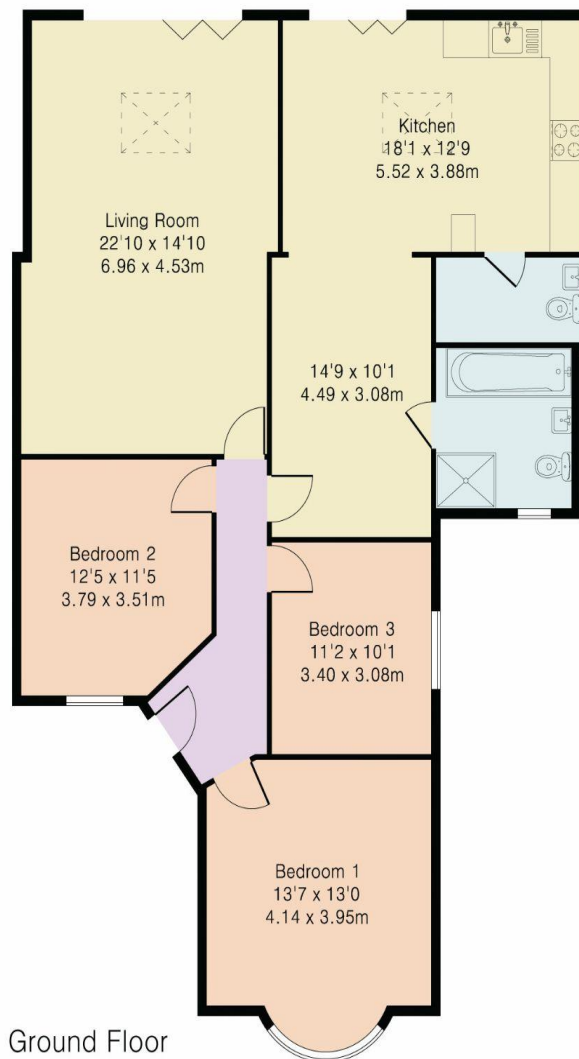
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Approximate Gross Internal Area 1344 sq ft - 125 sq m



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.



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