

Suffolk Road, Potters Bar, EN6

**Price: £725,000**  
**Freehold**



Vanessa McCallum Estates Ltd  
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**A well presented extended 4 bedroom 2 bathroom semi-detached family home benefiting from an open plan lounge/diner/kitchen perfect for entertaining, 75 ft rear garden with cabin to the rear ideal for home office or a studio. This property can only be appreciated with an internal viewing.**

- 4 BEDROOM SEMI DETACHED FAMILY HOME
- 2 BATHROOMS
- OPEN PLAN LOUNGE/DINER/KITCHEN
- 75FT REAR GARDEN
- CABIN FOR HOME OFFICE OR A STUDIO
- OFF STREET PARKING

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**FEATURES**  
**DESCRIPTION**

A well presented extended 4 bedroom 2 bathroom semi-detached family home benefitting from an open plan lounge/diner/kitchen perfect for entertaining, 75 ft rear garden with cabin to the rear ideal for home office or a studio. This property can only be appreciated with an internal viewing.

**ACCOMMODATION**

ENTRANCE HALLWAY LIVING ROOM DINING ROOM KITCHEN GROUND FLOOR CLOAKROOM FIRST FLOOR 3 BEDROOMS FAMILY BATHROOM 2ND FLOOR BEDROOM - with En-Suite shower room EXTERNAL OFFICE ..... REAR GARDEN SIDE ACCESS OFF STREET PARKING

**LOCATION**

Suffolk Road is off Borough Way or Auckland Road and is a convenient location for the local shops of Darkes Lane, Sainsbury's and the mainline railway station (Kings Cross/Moorgate). There are several schools close by including Wroxham Primary and Cranborne. Access onto the A1(M) and M25 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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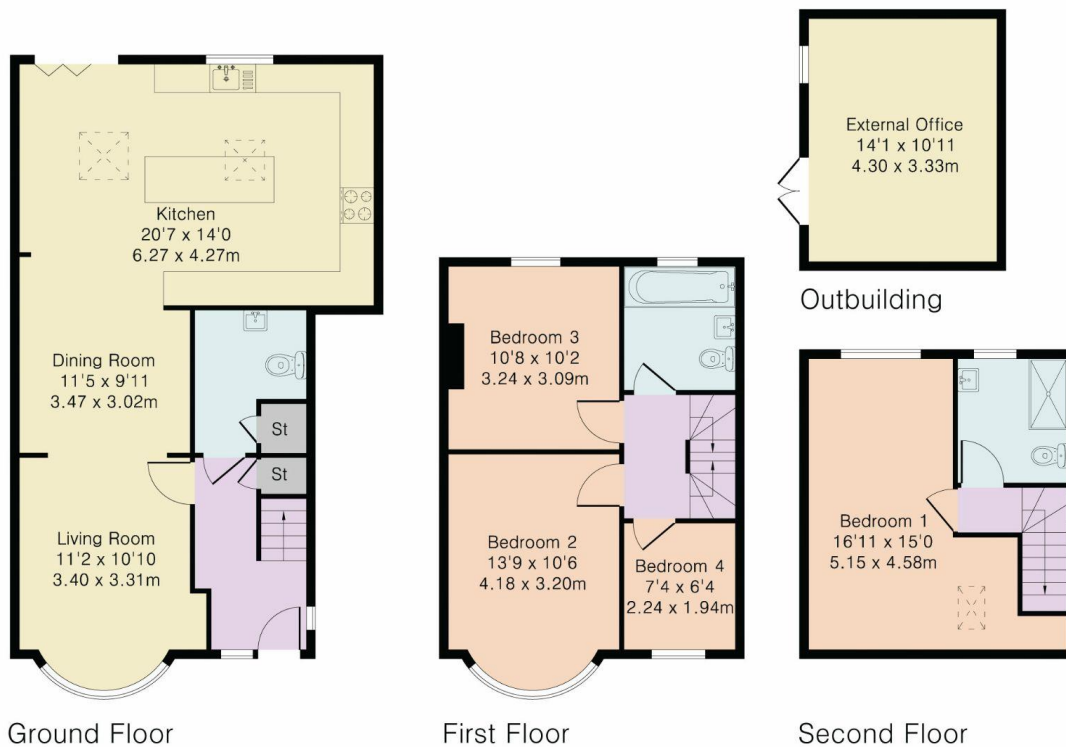
**Approximate Gross Internal Area 1271 sq ft - 119 sq m**

Ground Floor Area 634 sq ft – 59 sq m

First Floor Area 383 sq ft – 36 sq m

Second Floor Area 254 sq ft – 24 sq m

Outbuilding Area 154 sq ft – 14 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.

