

**Price: £675,000**  
**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



**\*\*CHAIN FREE\*\***

**A well presented 3 bedroom semi-detached family home in a sought after location. This property has 2 reception rooms, ground floor cloakroom, 95ft rear garden and off street parking.**

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- CHAIN FREE
- 2 RECEPTION ROOMS
- GROUND FLOOR CLOAKROOM
- SHOWER ROOM
- 95FT REAR GARDEN
- SOUGHT AFTER LOCATION
- OFF STREET PARKING

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## FEATURES

## DESCRIPTION

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A well presented 3 bedroom semi-detached family home in a sought after location. This property has 2 reception rooms, ground floor cloakroom, 95ft rear garden and off street parking.

## ACCOMMODATION

ENTRANCE HALLWAY  
LIVING ROOM  
KITCHEN  
DINING ROOM  
GROUND FLOOR CLOAKROOM  
3 BEDROOMS  
SHOWER ROOM  
95FT REAR GARDEN  
OFF STREET PARKING

## LOCATION

Brooklands Gardens is a turning of Allandale Crescent which in turn is off the Approach and Mutton Lane and is a convenient location for the local shops in Darkes Lane, Sainsbury's and the mainline railway station (Kings Cross/Moorgate). There are also several schools close by. Access onto the A1(M) and M25 are only a short drive away.

## SERVICES

Gas Central Heating and Mains Drainage.  
Council Tax Band E

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

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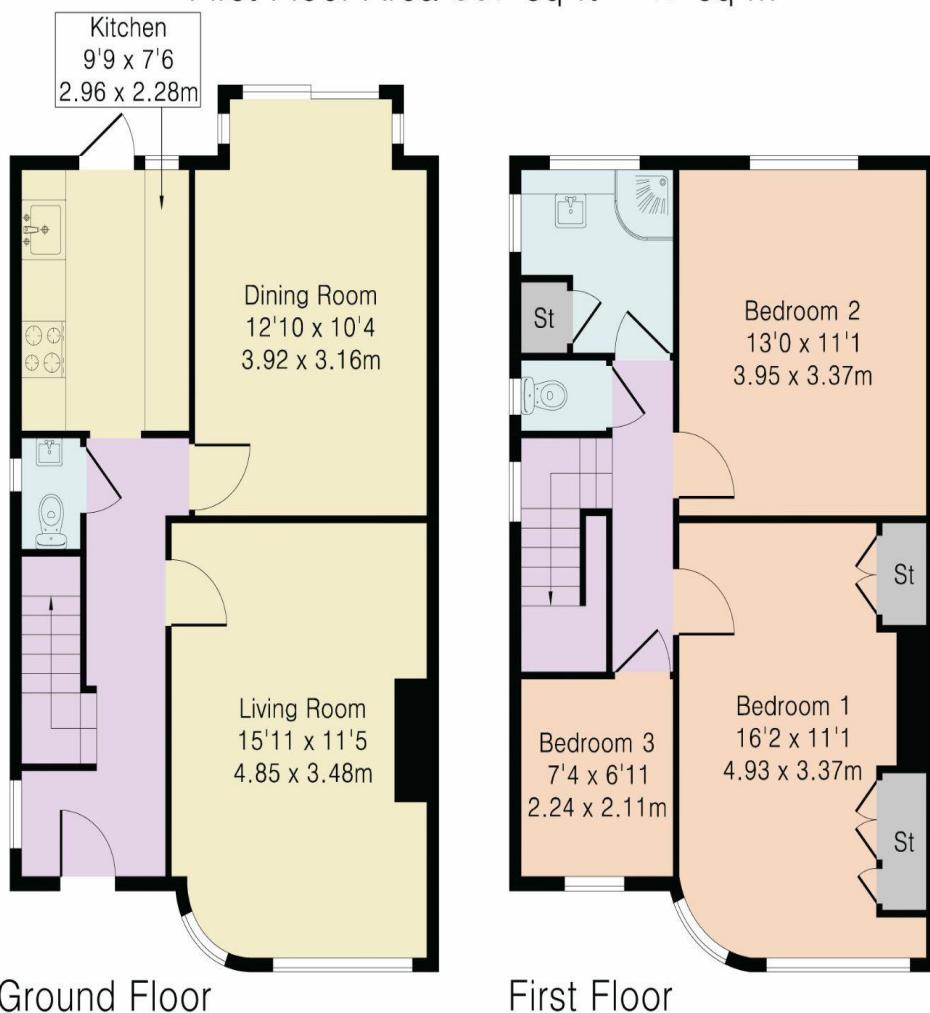
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**Approximate Gross Internal Area 1033 sq ft - 96 sq m**

Ground Floor Area 526 sq ft - 49 sq m

First Floor Area 507 sq ft - 47 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.

