

Price: £475,000
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****

Rarely available is this 2 bedroom semi detached bungalow which needs refurbishing, and has plenty of scope for extensions (STPP). Situated in a sought after cul de sac location and benefits from a private driveway, garage and 145ft rear garden.

- 2 BEDROOM SEMI DETACHED BUNGALOW
- CHAIN FREE
- IN NEED OF REFURBISHING
- CUL DE SAC
- SCOPE TO ENLARGE (STPP)
- 145 FT REAR GARDEN
- GARAGE
- CLOSE TO TRAIN STATION

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY

LIVING ROOM

KITCHEN

2 BEDROOMS

SHOWER ROOM

145FT REAR GARDEN

GARAGE

OFF STREET PARKING

LOCATION

Skimpans Close is a cul-de-sac turning off Bulls Lane. The local shops, mainline railway station (Kings Cross/Moorgate) and local primary school are all within a short walk. Brookmans Park, South Mymms, Potters Bar and Colney Heath are only a short drive away.

LOCAL AUTHORITY

Welwyn Hatfield Council.

SERVICES

Gas Central Heating and Mains Drainage.

Council Tax Band D

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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Approximate Gross Internal Area 821 sq ft - 76 sq m

Ground Floor Area 661 sq ft - 61 sq m

Garage Area 160 sq ft - 15 sq m

