

Price: £585,000

Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire, EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
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A beautifully presented 3 bedroom end of terrace family home benefitting from off street parking for several vehicles, a 55ft south facing rear garden with the added feature of a full width detached cabin ideal for a home office/gym or teenager's suite. An internal viewing is recommended.

- 3 BEDROOM END OF TERRACE FAMILY HOME
- TURN KEY PROPERTY
- LOUNGE/DINING ROOM
- 55FT SOUTH FACING REAR GARDEN
- DETACHED CABIN FOR HOME OFFICE/GYM
- OFF STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING/DINING ROOM
KITCHEN
GROUND FLOOR CLOAKROOM/ SHOWER ROOM

3 BEDROOMS
FAMILY BATHROOM

55ft SOUTH FACING REAR GARDEN
SIDE ACCESS
GYM/GAMES ROOM
OFF STREET PARKING

ADDITIONAL NOTES

Outbuilding cladded in porcelain stone
Separate internet connection for outbuilding
Newly fitted quartz worktops kitchen
Newly landscaped garden, porcelain paved throughout including side entrance

LOCATION

Somers Road is a turning off Station Road or Dellsome Lane. The local shops, mainline railway station (Kings Cross/Moorgate) and local primary school are all within a short walk. Brookmans Park, South Mimms, Potters Bar and Colney Heath are too 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 £25 plus vat per person.

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Approximate Gross Internal Area 993 sq ft - 92 sq m

Ground Floor Area 500 sq ft - 46 sq m

First Floor Area 493 sq ft - 46 sq m

Outbuilding Area 289 sq ft - 27 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.



Certified
Property
Measurer