

Price: £760,000

Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire, EN6 5BS
Tel: 01707 320432
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Standing on a wide south facing corner plot, a bright and spacious 3/4 double bedroom semi detached extended chalet bungalow, which is situated in a highly sought after location. The accommodation to the ground floor features a welcoming entrance hall, dual aspect lounge, dining room/4th bedroom, modern fitted kitchen, downstairs shower room, and two good sized bedrooms. To the first floor there is an additional bedroom and bathroom. Externally there is a garage, off street parking and beautiful 30ft x 40ft south facing rear garden.

- 3/4 DOUBLE BEDROOM DETACHED CHALET BUNGALOW
- DUAL ASPECT LOUNGE
- MODERN FITTED KITCHEN
- DINING ROOM/4TH BEDROOM
- WIDE SOUTH FACING CORNER PLOT
- BEAUTIFUL 30FT X 40FT SOUTH FACING GARDEN
- SOUGHT AFTER LOCATION
- GARAGE/OFF STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
KITCHEN/DINER
LOUNGE
2 DOUBLE BEDROOMS
DINING/4TH BEDROOM
GROUND FLOOR CLOAKROOM

FIRST FLOOR

BEDROOM
FAMILY BATHROOM

30FT X 40FT SOUTH FACING REAR GARDEN

SIDE ACCESS
GARAGE
OFF STREET PARKING

AGENTS NOTES:

Whole roof and the garage roof replaced

LOCATION

Billy Lows Lane is a desirable road within Potters Bar, off Hatfield Road and Darkes Lane. Potters Bar main shopping centre in Darkes Lane, Main Line Railway station (Kings Cross/Moorgate) and Sainsbury's are all a short walk away. The A1M and M25 are only a short drive away.

LOCAL AUTHORITY

Hertsmere Council.

SERVICES

Gas Central Heating and Mains Drainage.

Council Tax Band F

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 1337 sq ft - 125 sq m
(Excluding Garage)**

Ground Floor Area 986 sq ft - 92 sq m

First Floor Area 351 sq ft - 33 sq m

Garage Area 217 sq ft - 20 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

