

**Price: £679,950**

**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 completely refurbished and extended 3 bedroom semi-detached bungalow situated in this popular turning close to Wroxham Primary School. This property features a great size open plan Lounge/Kitchen/Diner and all accommodation is set over the ground floor. There is a garage for storage and off-street parking to the front plus a lovely approx. 100ft rear garden. Planning permission has been granted for a hip gable loft conversion with dormer to provide two further bedrooms and a bathroom. 'The steel foundations for the loft conversion have been put in place conforming to the construction drawings on the approved application with Hertsmere Council Ref 24/0961/CLP'

- EXTENDED 3 BEDROOM SEMI DETACHED BUNGALOW
- CHAIN FREE
- LOFT CONVERSION FOUNDATIONS INSTALLED
- COMPLETELY REFURBISHED
- GREAT SIZE OPEN PLAN LOUNGE/KITCHEN/DINER
- PERMISSION GRANTED FOR 33m<sup>2</sup> LOFT CONVERSION
- 100FT REAR GARDEN
- GARAGE
- OFF STREET PARKING
- CLOSE TO AMENITIES

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## FEATURES

## DESCRIPTION

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## ACCOMMODATION

ENTRANCE HALLWAY  
KITCHEN/DINING ROOM

3 BEDROOMS  
SHOWER ROOM

100ft REAR GARDEN  
GARAGE  
OFF STREET PARKING

## LOCATION

Wroxham Gardens is a turning just off Mutton Lane. There are local shops close by. Ideally located a stones throw away from Wroxham primary school. Access onto the A1(M) and M25 is only a few minutes 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 NOTICE 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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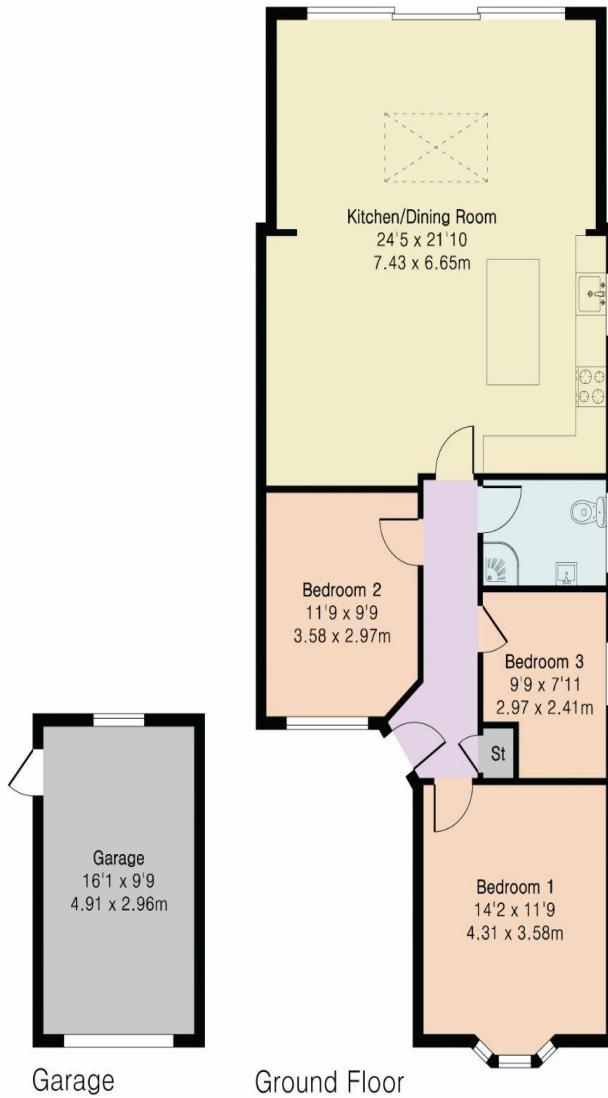


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**Approximate Gross Internal Area 984 sq ft - 91 sq m  
(Excluding Garage)**

Garage Area 156 sq ft - 15 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.

