

**The Causeway, Potters Bar, EN6 5HD**

**Price: £780,000**  
**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\*\***

**Fancy a project? Rarely available is this 3 bedroom detached home in need of modernisation and has great potential to extend (stpp). It currently has 3 reception rooms and a conservatory. The south facing rear garden is approx 50ft x 40ft. There is a detached double garage to the rear of the garden with off street parking in front of it.**

- 3 BEDROOM DETACHED FAMILY HOME
- CHAIN FREE
- NEED OF MODERNISATION
- 3 RECEPTION ROOMS & CONSERVATORY
- POTENTIAL TO EXTEND (STPP)
- SOUTH FACING 50FT X40FT REAR GARDEN
- DETACHED DOUBLE GARAGE
- OFF STREET PARKING

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

ENTRANCE HALLWAY  
RECEPTION ROOM  
SITTING  
DINING ROOM  
CONSERVATORY  
KITCHEN  
GROUND FLOOR CLOAKROOM

3 BEDROOMS  
FAMILY BATHROOM

50FT X 40FT SOUTH FACING REAR GARDEN  
SIDE ACCESS  
DOUBLE GARAGE  
PRIVATE DRIVEWAY

### **LOCATION**

The Causeway is a continuation off High Street. Potters Bar, Cuffley and Crews Hill are only a short drive away. All have mainline railway stations with connections into London. There are a wide range of shops in Potters Bar and Cuffley. A selection of schools are within a short drive as well as connecting on to the M25.

### **SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band G

### **LOCAL AUTHORITY**

Hertsmere

### **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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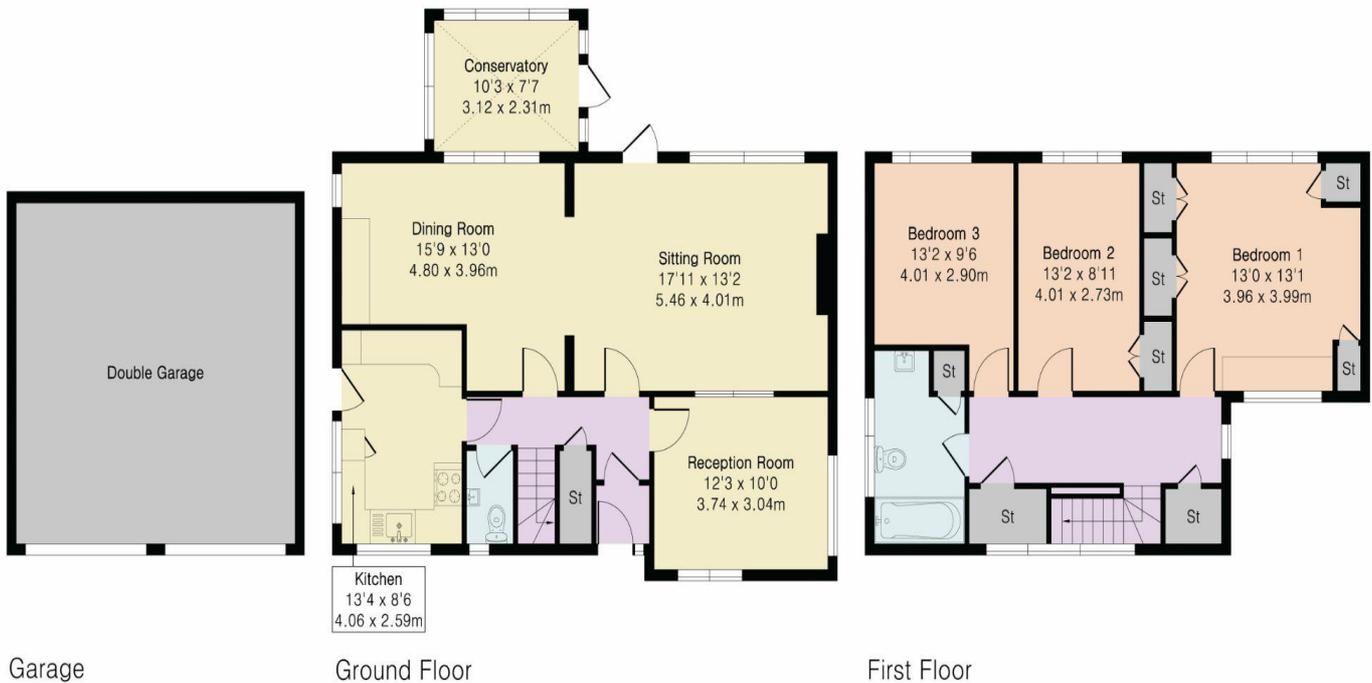


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**Approximate Gross Internal Area 1525 sq ft - 142 sq m**

Ground Floor Area 857 sq ft – 80 sq m

First Floor Area 668 sq ft – 62 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.

