

**Price: £345,000
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****

We are delighted to offer for sale this 2 bedroom mid terraced home, ideally suited for a first time buyer or investor. Benefits include kitchen, through lounge dining room, bathroom and rear garden backing directly onto fields with beautiful views in a Cul-De-Sac location.

- 2 BED MID TERRACED HOUSE
- CHAIN FREE
- IDEAL FOR A FIRST TIME BUYER/INVESTOR
- THROUGH LOUNGE/DINING ROOM
- REAR GARDEN BACKING DIRECTLY ONTO FIELDS
- CUL-DE-SAC

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY

KITCHEN

LIVING/DINING ROOM

2 BEDROOMS

BATHROOM

REAR GARDEN BACKING DIRECTLY ONTO FIELDS

LOCATION

Gowar Field is a quiet cul-de-sac turning off of Brookside, which is a turning off Blanche Lane in the heart of the delightful village of South Mimms. The primary school is just a few minutes walk away. Access to the M25 and A1(M) are only a short drive away.

SERVICES

Gas Central Heating and Mains Drainage.

Council Tax Band C

LOCAL AUTHORITY

Hertsmere Borough 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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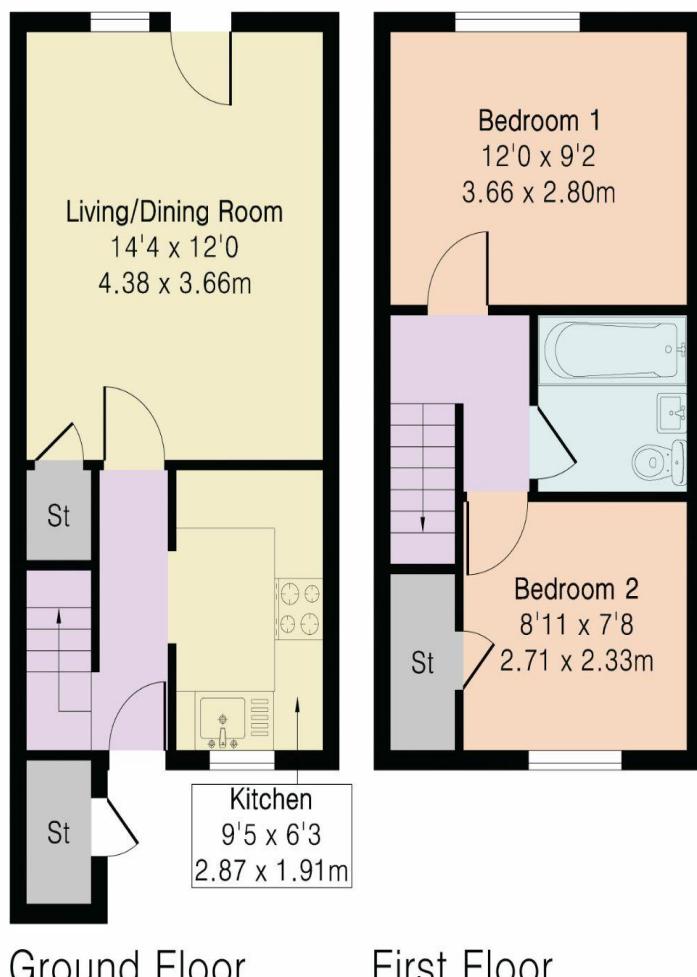
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Approximate Gross Internal Area 593 sq ft - 55 sq m

Ground Floor Area 303 sq ft – 28 sq m

First Floor Area 290 sq ft – 27 sq m



Ground Floor

First Floor