

Otways Close, Potters Bar, EN6 1TE



OIRO: £499,999 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



Offered for sale chain free and situated in this convenient cul-de-sac location is this extended 3 bedroom end of terrace family home which benefits from off street parking for 3 vehicles, garage en-bloc and a lovely well-maintained rear garden with side access. Book early to avoid disappointment.

- END OF TERRACE 3 BEDROOM HOME
- OFF STREET PARKING FOR 3 CARS
- GROUND FLOOR EXTENTION
- GARAGE EN-BLOC
- CHAIN FREE
- WELL-MAINTAINED REAR GARDEN
- CONVENIENT CUL-DE-SAC LOCATION
- SIDE ACCESS

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
STORAGE CUPBOARD
KITCHEN/DINING ROOM
3 BEDROOMS
FAMILY BATHROOM
REAR GARDEN
OFF-STREET PARKING
GARAGE EN-BLOC

LOCATION

Otways Close is a quiet cul-de-sac location situated just off Albemarle Avenue . It is an extremely convenient location between Mutton Lane and Darkes Lane where the mainline railway station is situated (Kings Cross/Moorgate) Tesco's and Sainsbury's are within a short walk away. The M25 and A1(M) are only a short drive away.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band D.

LOCAL AUTHORITY

Hertsmere Council.

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. You need to provide us with the following documents:

- * One form of photographic identification (i.e. Passport, Photocard Driving Licence, National Identity Card)
- * A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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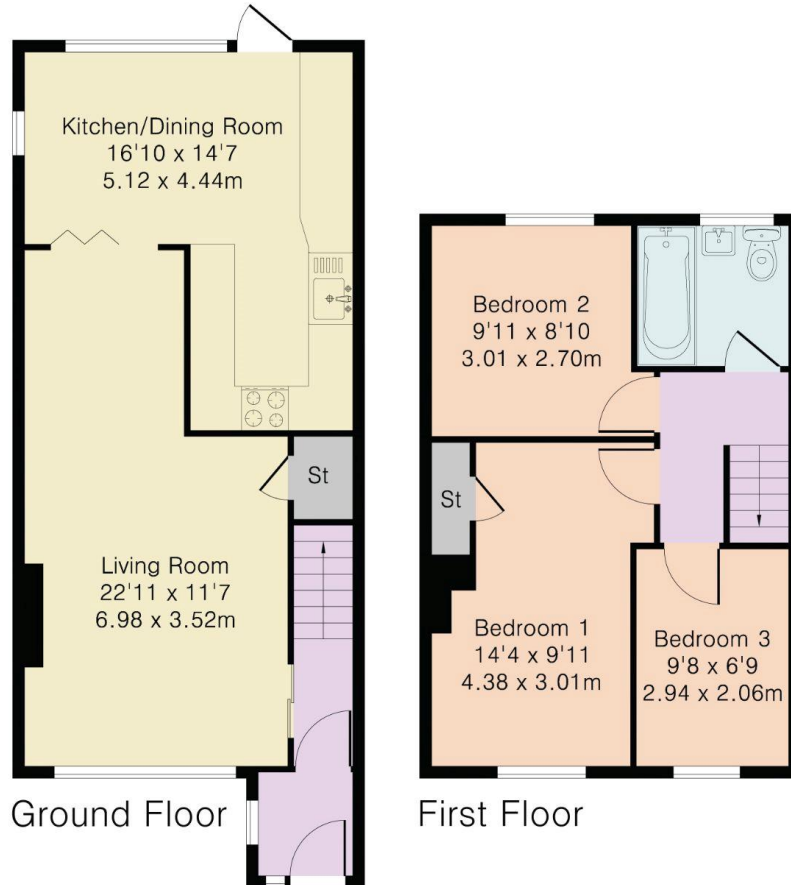
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Approximate Gross Internal Area 862 sq ft – 80 sq m
Ground Floor Area 482 sq ft – 45 sq m
First Floor Area 380 sq ft – 35 sq m



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.

