

Aberdale Gardens, Potters Bar, EN6 2JF



Price: £649,950
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 ****

Offered for sale on a chain free basis is this attractive 1930's 3 bedroom semi-detached family home which has been extended on the ground floor. Although in need of some modernisation, there's ample opportunity to turn this house into a home that additionally benefits from a south/east facing 50ft rear garden and garage. Book early to avoid disappointment.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- CHAIN FREE
- EXTENDED ON THE GROUND FLOOR
- POPULAR RESIDENTIAL ROAD
- SOUTH EAST 50FT REAR GARDEN
- GARAGE

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
DINING ROOM
KITCHEN
GROUND FLOOR CLOAKROOM
3 BEDROOMS
FAMILY SHOWER ROOM
SOUTH EAST 50FT REAR GARDEN
GARAGE

LOCATION

Aberdale Gardens is a parallel turning just off Baker Street. Baker Street is a continuation of Darkes Lane and runs between Potters Bar and Barnet. Dame Alice Owen's School and Pope Paul school are only a short distance away. The shops and mainline railway station into Kings Cross and Moorgate are close by. The M25/A1(M) 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 £15 plus vat per person.

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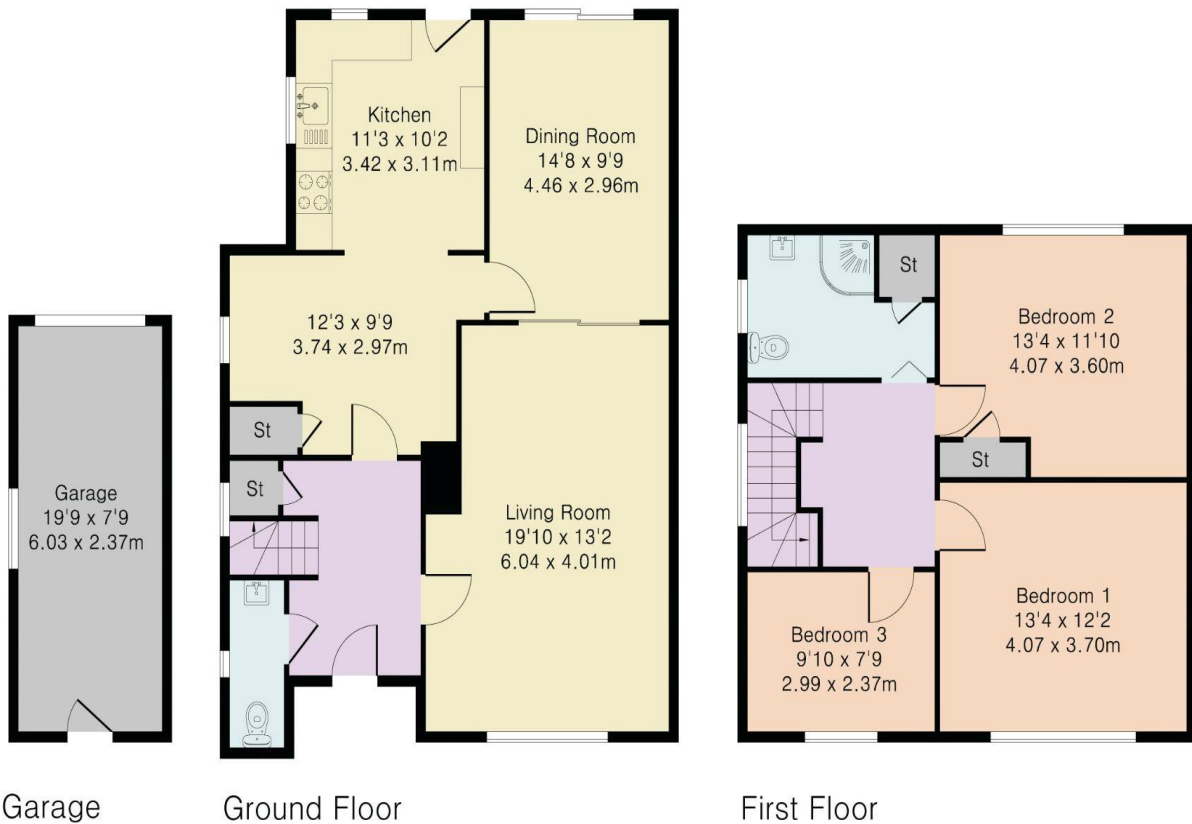
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Approximate Gross Internal Area 1494 sq ft – 138 sq m
Ground Floor Area 765 sq ft – 71 sq m
First Floor Area 575 sq ft – 53 sq m
Garage Area 154 sq ft – 14 sq m



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.

