

Oakmere Close, Potters Bar, EN6 5JQ



**Price: £725,000**  
**Freehold**

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
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**A beautifully presented 3 bedroom semi detached family home set in a quiet cul de sac moments from Potters Bar High Street. The property benefits from bright and spacious accommodation, including 3 reception rooms, kitchen breakfast room, downstairs cloakroom, larger than average integral garage, modern family bathroom, pretty 55ft rear garden and private off street parking. The property offers further potential to extend subject to planning permission. Viewing Highly recommended.**

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- 3 RECEPTION ROOMS
- BRIGHT AND SPACIOUS
- QUIET CUL DE SAC
- 55FT REAR GARDEN
- LARGER THAN AVERAGE INTEGRAL GARAGE
- POTENTIAL TO EXTEND (STPP)
- OFF STREET PARKING

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## FEATURES

### DESCRIPTION

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### ACCOMMODATION

ENTRANCE HALLWAY  
LOUNGE  
DINING ROOM  
TV ROOM  
KITCHEN  
GROUND FLOOR CLOAKROOM  
3 BEDROOMS  
FAMILY BATHROOM  
55FT REAR GARDEN  
LARGER THAN AVERAGE INTEGRAL GARAGE  
OFF STREET PARKING

### EXTRA FEATURES:

- UFH to entrance hallway, kitchen, ground floor cloakroom and family bathroom
- Soft water system installed
- Drinking water filtration system installed
- 12-jet spa bath in family bathroom
- External tool shed with power and lighting

### LOCATION

Oakmere Close is a cul de sac off Cotton Road, conveniently situated for local shops, restaurants, schools and local parks. The M25 and mainline railway station (Kings Cross and Moorgate) are only a short drive away.

### SERVICES

Gas Central Heating and Mains Drainage.  
Council Tax Band E

### 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 £15 plus vat per person.



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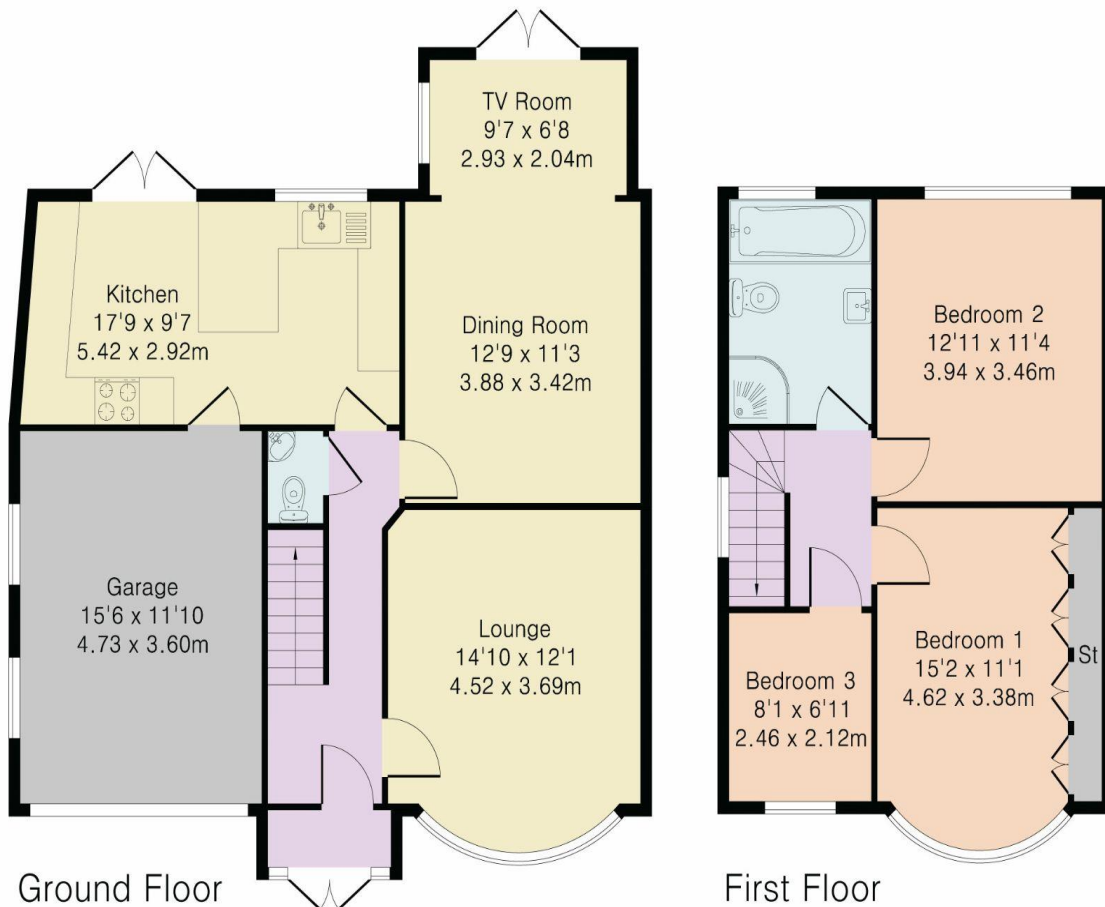
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Approximate Gross Internal Area 1273 sq ft – 118 sq m  
Ground Floor Area 808 sq ft – 75 sq m  
First Floor Area 465 sq ft – 43 sq m



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.

