

Santers Lane, Potters Bar, EN6 2BU



Price: £899,950
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



A well presented 5 bedroom extended semi-detached family home located in this popular road close to Dame Alice Owens school. Benefits include a spacious through reception room, kitchen dining room, utility room, downstairs cloakroom, 3 bathrooms, integral garage, off street parking and lovely approx. 86ft rear garden.

- 5 BEDROOM EXTENDED SEMI DETACHED FAMILY HOME
- 3 BATHROOMS
- SPACIOUS THROUGH RECEPTION ROOM
- KITCHEN/DINING ROOM
- UTILITY ROOM
- 86FT REAR GARDEN
- INTEGRAL GARAGE
- OFF STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LOUNGE
KITCHEN/DINER
UTILITY ROOM
GROUND FLOOR CLOAKROOM

FIRST FLOOR

4 BEDROOMS - one with En-Suite shower room
FAMILY BATHROOM

SECOND FLOOR

BEDROOM - with En-Suite shower room
86ft REAR GARDEN
INTEGRAL GARAGE
OFF STREET PARKING

LOCATION

Santers Lane is off Baker Street. Dame Alice Owen's School is only a short distance away. The shops and mainline railway station into Kings Cross and Moorgate are a short walk away. The M25/A1(M) are only a short drive away.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band F

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. Facial recognition will be offered at a charge of £15 plus vat per person.

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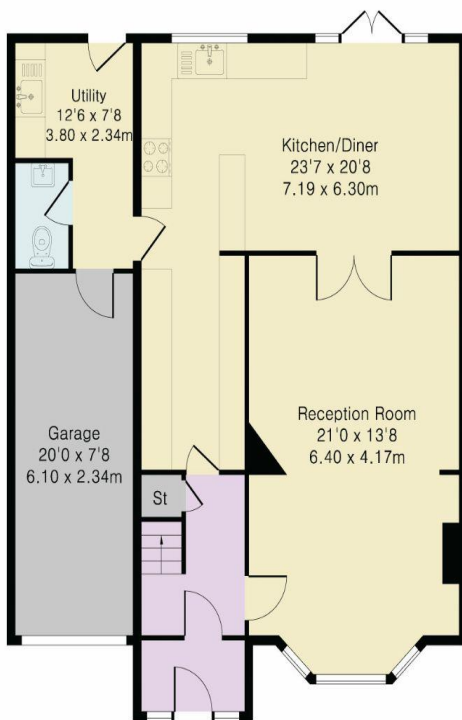
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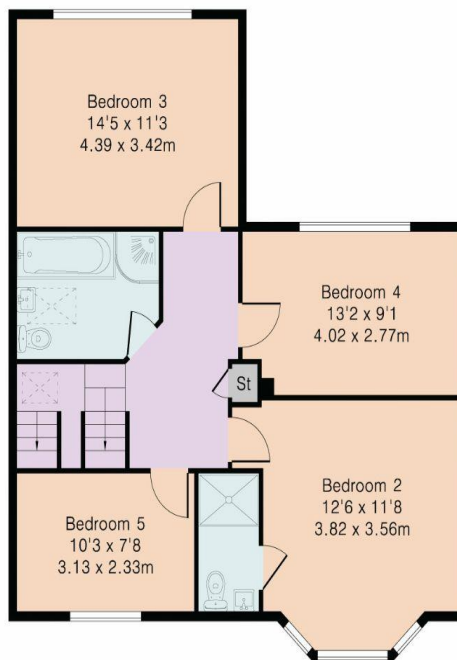
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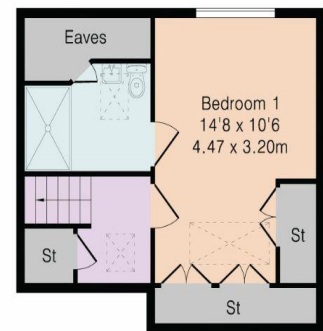
Approximate Gross Internal Area 2056 sq ft – 191 sq m
Ground Floor Area 989 sq ft – 92 sq m
First Floor Area 791 sq ft – 73 sq m
Second Floor Area 276 sq ft – 26 sq m



Ground Floor



First Floor



Second Floor



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.

