

Orchard Way, Potters Bar, EN6 1NT



Price: £475,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
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**** CHAIN FREE****

Offered for sale chain free is this 3 bedroom 3 bathroom terraced family home which benefits from a 60ft west facing rear garden. This property has plenty of scope to enlarge (subject to the usual consents). Currently there are 2 reception rooms and also has a good size brick built outbuilding.

- 3 BEDROOM TERRACED FAMILY HOME
- CHAIN FREE
- 2 RECEPTION / 3 BATHROOMS
- SCOPE TO ENLARGE (STPP)
- SOUGHT AFTER CUL-DE-SAC LOCATION
- 60FT WEST FACING REAR GARDEN

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
RECEPTION ROOM
KITCHEN
3 BEDROOMS - one with En-Suite bathroom
2 SHOWER ROOMS
OUTBUILDING
60ft WEST FACING REAR GARDEN

LOCATION

Orchard Way is a quiet cul-de-sac off Swanley Bar Lane which in turn is off Great North Road (A1000) or Hawkeshead Road. Brookmans Park and Potters Bar are both a very short drive away with mainline stations into Kings Cross/Moorgate. A1 (M) and M25 are also a short drive away.

LOCAL AUTHORITY

Welwyn Hatfield Council.

SERVICES

Gas Central Heating and Mains Drainage
Council Tax Band E

VIEWING

STRICTLY BY APPOINTMENT THROUGH 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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Approximate Gross Internal Area 1141 sq ft - 106 sq m

Ground Floor Area 550 sq ft – 51 sq m

First Floor Area 591 sq ft – 55 sq m

Outbuilding Area 96 sq ft – 9 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.

