

**Suffolk Road, Potters Bar, EN6 3EZ**

**Price: £715,000**  
**Freehold**



Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)



**A well presented extended 4 bedroom 2 bathroom semi-detached family home benefitting from an open plan lounge/diner/kitchen perfect for entertaining, 75 ft rear garden with cabin to the rear ideal for home office or a studio. This property can only be appreciated with an internal viewing.**

- 4 BEDROOM SEMI DETACHED FAMILY HOME
- 75FT REAR GARDEN
- 2 BATHROOMS
- CABIN FOR HOME OFFICE OR A STUDIO
- OPEN PLAN LOUNGE/DINER/KITCHEN
- OFF STREET PARKING

[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)

**Suffolk Road, Potters Bar, EN6 3EZ**



**Price: £715,000**  
**Freehold**

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)

## **FEATURES**

### **DESCRIPTION**

A well presented extended 4 bedroom 2 bathroom semi-detached family home benefitting from an open plan lounge/diner/kitchen perfect for entertaining, 75 ft rear garden with cabin to the rear ideal for home office or a studio. This property can only be appreciated with an internal viewing.

### **ACCOMMODATION**

ENTRANCE HALLWAY  
OPEN PLAN LOUNGE/ DINING/ KITCHEN  
GROUND FLOOR CLOAKROOM

### **FIRST FLOOR**

3 BEDROOMS  
FAMILY BATHROOM

### **2ND FLOOR**

BEDROOM - with En-Suite shower room

CABIN FOR HOME OFFICE OR A STUDIO  
75ft REAR GARDEN  
SIDE ACCESS  
OFF STREET PARKING

### **LOCATION**

Suffolk Road is off Borough Way or Auckland Road and is a convenient location for the local shops of Darkes Lane, Sainsbury's and the mainline railway station (Kings Cross/Moorgate). There are several schools close by including Wroxham Primary and Cranborne. Access onto the A1(M) and M25 are only a short drive away.

### **LOCAL AUTHORITY**

Hertsmere 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.



Suffolk Road, Potters Bar, EN6 3EZ

**Price: £715,000**  
**Freehold**



Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)



[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)

Suffolk Road, Potters Bar, EN6 3EZ

**Price: £715,000**  
**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

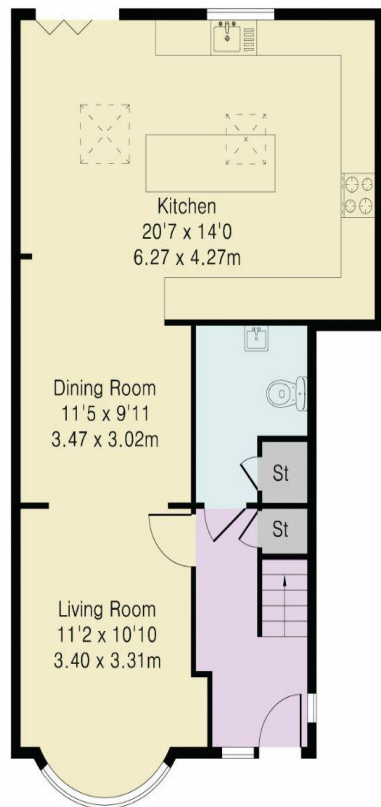
## Approximate Gross Internal Area 1271 sq ft - 119 sq m

Ground Floor Area 634 sq ft – 59 sq m

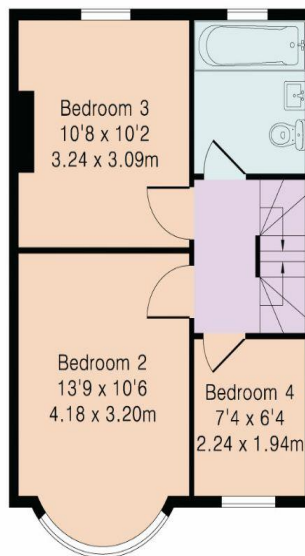
First Floor Area 383 sq ft – 36 sq m

Second Floor Area 254 sq ft – 24 sq m

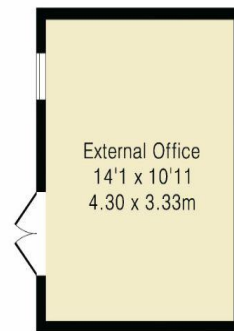
Outbuilding Area 154 sq ft – 14 sq m



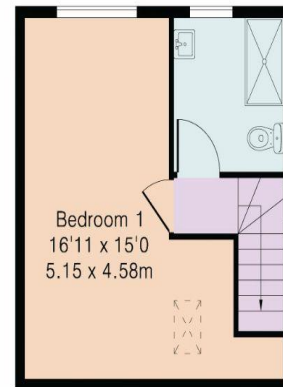
Ground Floor



First Floor



Outbuilding



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.

