

Abingdon Place, Potters Bar, EN6 1TF

Price: £485,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
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www.vanessamccallumestates.co.uk



****CHAIN FREE****

Situated in this quiet and convenient cul-de-sac location is this 3 bedroom terraced family home which benefits from a 30ft rear garden and garage en-bloc. This property is available chain free and has scope to enlarge (subject to the usual planning consents).

- 3 BEDROOM TERRACED FAMILY HOME
- CUL -DE- SAC
- CHAIN FREE
- SCOPE TO ENLARGE (STPP)
- 30FT REAR GARDEN
- GARAGE EN BLOC

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LOUNGE/DINER
KITCHEN
3 BEDROOMS
SHOWER ROOM
30ft REAR GARDEN
SIDE ACCESS
GARAGE EN- BLOC

LOCATION

Abingdon Place is a quiet cul-de-sac off Otways Close off Albemarle Avenue. It is an extremely convenient location between Mutton Lane and Darkes Lane where the mainline railway station is situated (Kings Cross/Moorgate) Tesco's and Sainsbury's are within a short walk away. The M25 and A1(M) are only a short drive away.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band D

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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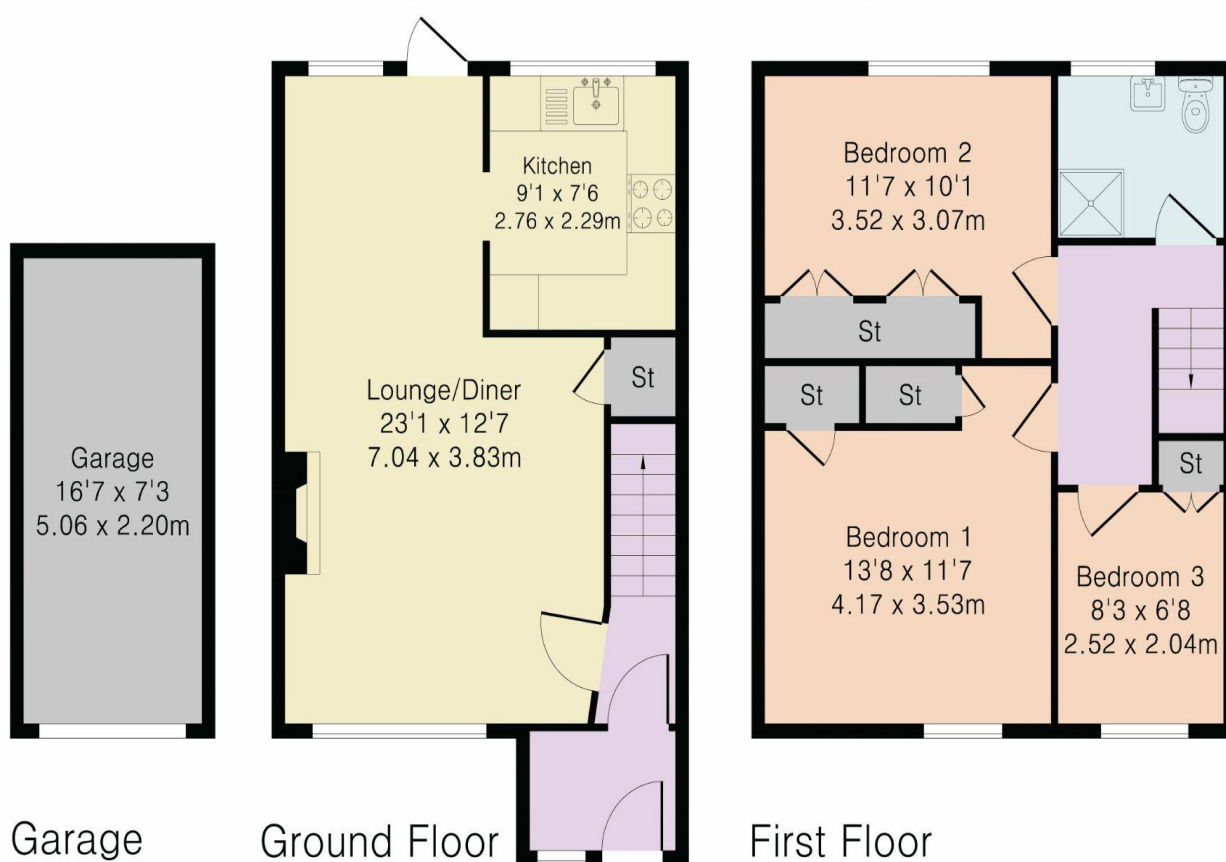
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Approximate Gross Internal Area 819 sq ft - 76 sq m

Ground Floor Area 391 sq ft – 36 sq m

First Floor Area 428 sq ft – 40 sq m

Garage Area 120 sq ft – 11 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.

