

**Elmscroft Gardens, Potters Bar, EN6 2JP**

**OIRO: £649,995**  
**Freehold**



Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
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Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
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**An attractive larger than average 3 bedroom semi detached family home, located in this popular turning close to Potters Bar Town center and Station. The property benefits from a modern open plan kitchen dining room, bright front reception, family bathroom, pretty balcony off bedroom 3, well established garden approx. 90ft, summer house and private off street parking.**

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- ATTRACTIVE/ LARGER THAN AVERAGE
- BRIGHT FRONT RECEPTION ROOM
- MODERN OPEN PLAN KITCHEN/DINING ROOM
- BALCONY OFF BEDROOM 3
- GROUND FLOOR CLOAKROOM
- SIDE ACCESS
- 90FT REAR GARDEN AND SUMMER HOUSE
- CONVENIENT LOCATION
- OFF STREET PARKING

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### FEATURES

#### DESCRIPTION

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#### ACCOMMODATION

ENTRANCE HALLWAY  
LOUNGE  
KITCHEN/DINER  
GROUND FLOOR CLOAKROOM

3 BEDROOMS - one with balcony  
FAMILY BATHROOM

90FT ESTABLISHED REAR GARDEN  
SUMMER HOUSE  
SIDE ACCESS  
OFF STREET PARKING

#### LOCATION

Elmscroft Gardens is a turning off Aberdale Gardens & Sherwood Avenue 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. 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

#### VIEWINGS

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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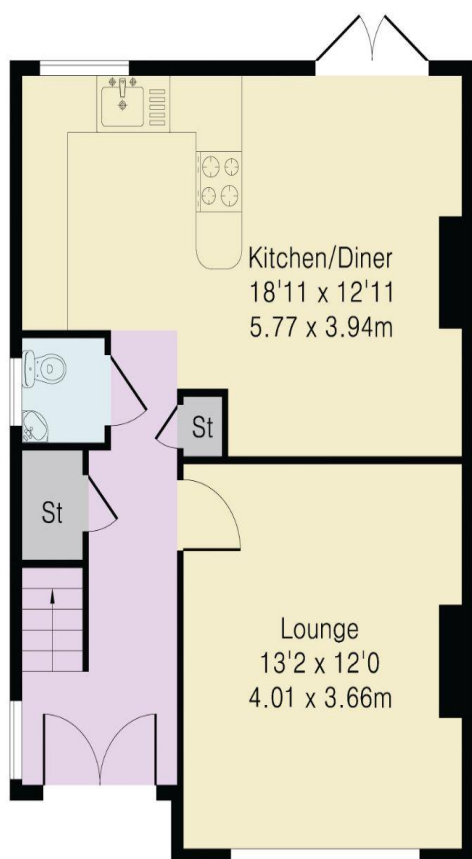
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### Approximate Gross Internal Area 997 sq ft - 92 sq m

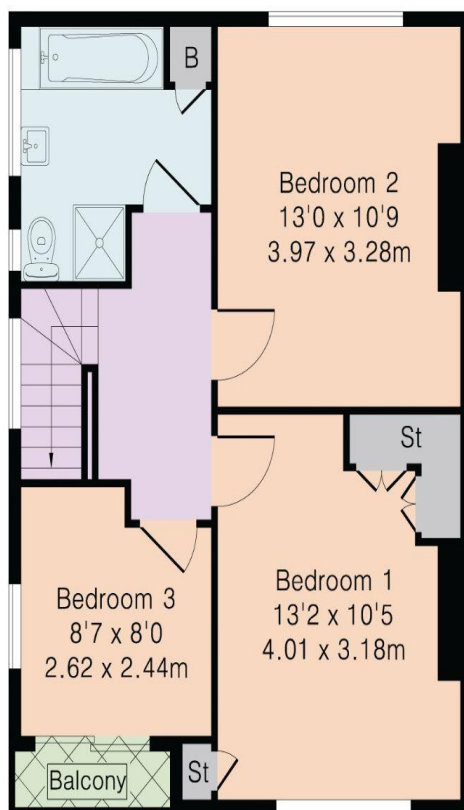
Ground Floor Area 498 sq ft – 46 sq m

First Floor Area 499 sq ft – 46 sq m

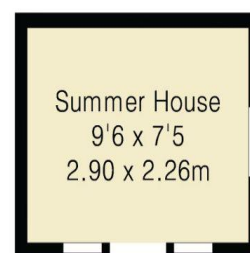
Outbuilding Area 70 sq ft – 7 sq m



Ground Floor



First Floor



Outbuilding