

**Elmfield Road, Potters Bar, EN6**

**Price: £775,000**  
**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)



**Offered for sale is this attractive and deceptively spacious 4 bedroom detached bungalow within walking distance of the local shopping facilities and transport. The accommodation is extremely versatile on one level with a great size L-shape kitchen/diner/ lounge, secluded garden, garage and private driveway. The property offers further scope to extend in to the loft.**

- SPACIOUS 4 BEDROOM DETACHED BUNGALOW
- VERSATILE ACCOMMODATION
- L SHAPE KITCHEN/DINER/LOUNGE
- SECLUDED GARDEN
- SCOPE TO EXTEND INTO THE LOFT (STPP)
- CLOSE TO AMENITIES
- GARAGE
- OFF STREET PARKING

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

**Elmfield Road, Potters Bar, EN6**

**Price: £775,000**  
**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

## **FEATURES**

### **DESCRIPTION**

Offered for sale is this attractive and deceptively spacious 4 bedroom detached bungalow within walking distance of the local shopping facilities and transport. The accommodation is extremely versatile on one level with a great size L-shape kitchen/diner/ lounge, secluded garden, garage and private driveway. The property offers further scope to extend in to the loft.

### **ACCOMMODATION**

ENTRANCE HALLWAY  
KITCHEN/DINER/LOUNGE  
4 BEDROOMS  
FAMILY BATHROOM  
SECLUDED REAR GARDEN  
GARAGE  
OFF STREET PARKING

### **LOCATION**

Elmfield Road is a road that runs between Dugdale Hill Lane and 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 E

### **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.



Elmfield Road, Potters Bar, EN6

**Price: £775,000**  
**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)

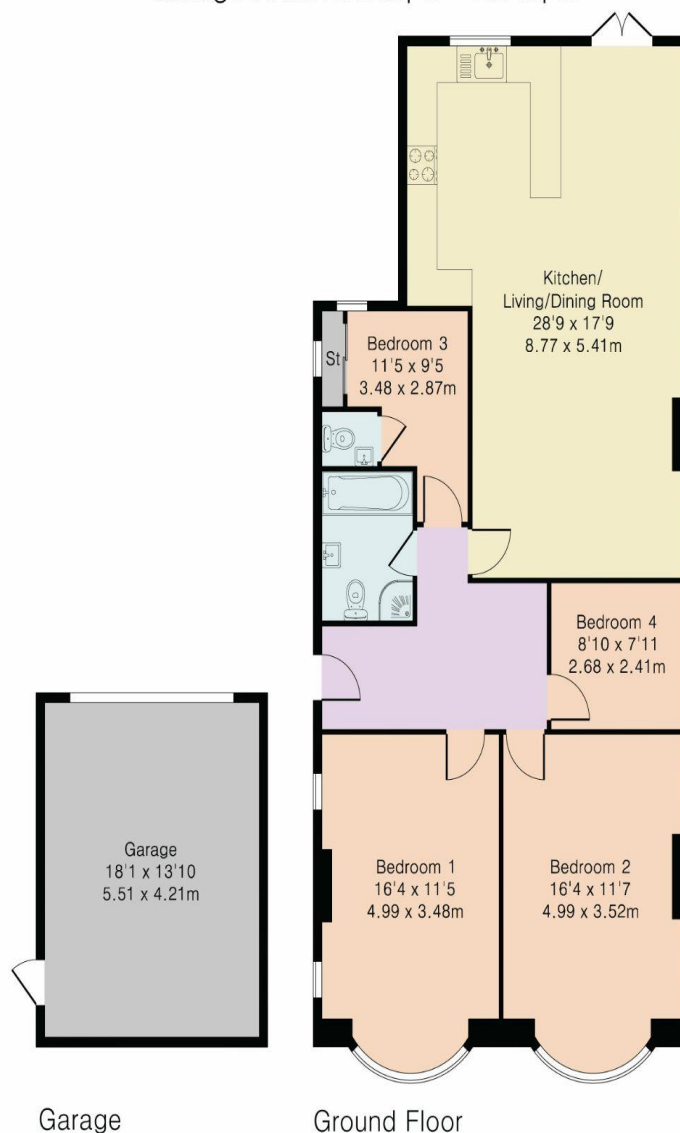
Elmfield Road, Potters Bar, EN6

**Price: £775,000**  
**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 1187 sq ft - 110 sq m**  
Garage Area 250 sq ft – 23 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.



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