

Wroxham Gardens, Potters Bar, EN6 3DH

Price: £585,000
Freehold



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



An extremely well presented 3 bedroom semi detached family home located on this popular road within a short walk of Wroxham Primary School. Benefits include a beautiful approx. 140ft rear garden, bright and spacious open plan lounge and dining room, modern kitchen, garage and off street parking. Viewing highly recommended.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- 140FT REAR GARDEN
- BRIGHT AND SPACIOUS OPEN PLAN LOUNGE/DINING ROOM
- GARAGE/OFF STREET PARKING
- MODERN KITCHEN
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING/DINING ROOM
KITCHEN
3 BEDROOMS
SHOWER ROOM
ADDITIONAL TOILET

140FT REAR GARDEN
OFF STREET PARKING
GARAGE

LOCATION

Wroxham Gardens is a turning just off Mutton Lane. There are local shops close by. Ideally located a stones throw away from Wroxham primary school. Access onto the A1(M) and M25 is only a few minutes drive away.

LOCAL AUTHORITY

Hertsmere Council.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band E

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 £25 plus vat per person.

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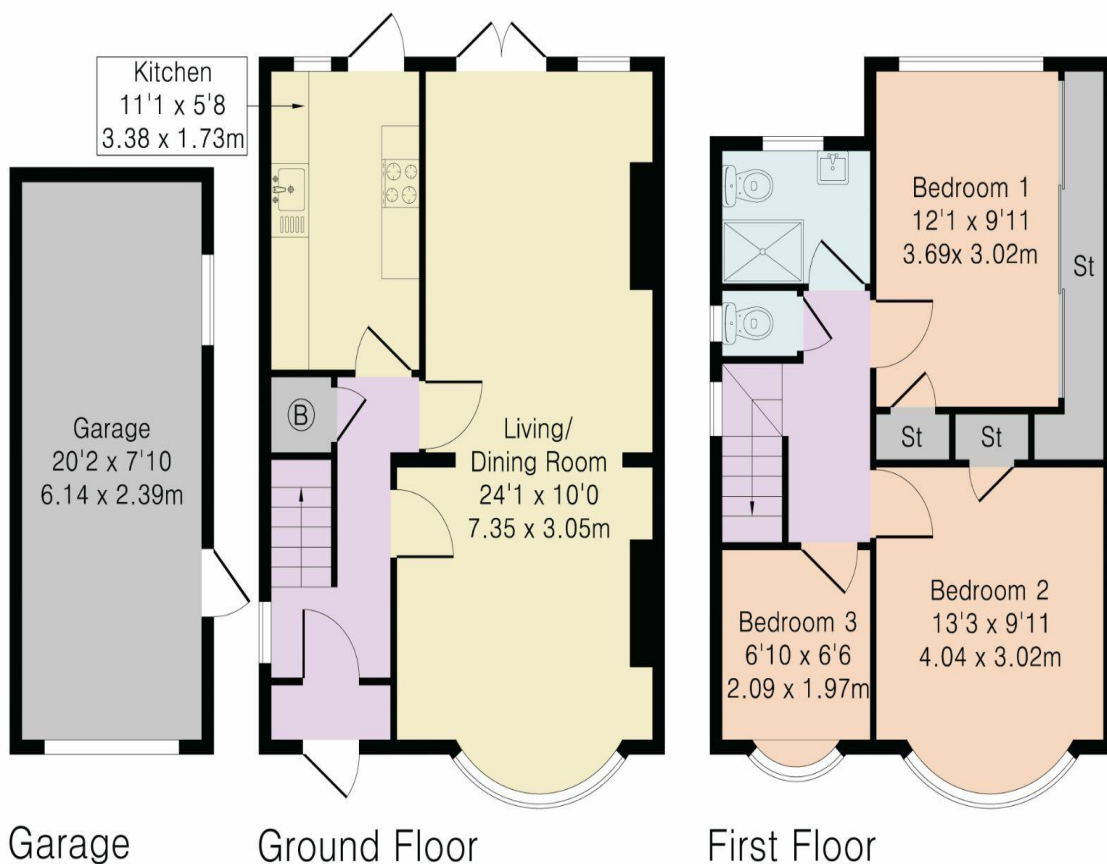
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Approximate Gross Internal Area 806 sq ft - 75 sq m

Ground Floor Area 411 sq ft – 38 sq m

First Floor Area 395 sq ft – 37 sq m

Garage Area 158 sq ft – 15 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.

