

Tiverton Road, Potters Bar, EN6 5HX

Price: £699,950
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
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A 3 bedroom detached family home which benefits from 3 reception rooms, conservatory, fully fitted kitchen and ground floor shower room. It also benefits from a private driveway, garage and 45ft x 40ft rear garden. There is still scope to enlarge further (subject to usual planning consents). An internal viewing is recommended.

- 3 BEDROOM DETACHED FAMILY HOME
- 3 RECEPTION ROOMS
- CONSERVATORY
- GROUND FLOOR SHOWER ROOM
- SCOPE TO ENLARGE (STPP)
- 45FT X 40FT REAR GARDEN
- GARAGE
- PRIVATE DRIVEWAY

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FEATURES

DESCRIPTION

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ACCOMMODATION

PORCH
ENTRANCE HALLWAY
KITCHEN
FAMILY ROOM
DINING ROOM
SITTING ROOM
CONSERVATORY
GROUND FLOOR SHOWER ROOM

3 BEDROOMS
FAMILY BATHROOM

45FT X 40FT REAR GARDEN
GARAGE
PRIVATE DRIVEWAY

LOCATION

Tiverton is a turning off of Torrington Drive which in turn is a road off of the Causeway which is located just off Potters Bar High Street. Potters Bar and Cuffley are only a short drive away - they both have mainline railway stations with connections into London, and a wide range of shops. There is a selection of schools close by including Lochinver, Dame Alice Owens and Queenswood, and the M25 is also only a short drive away. Stormont girls school is a short walk away.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band F

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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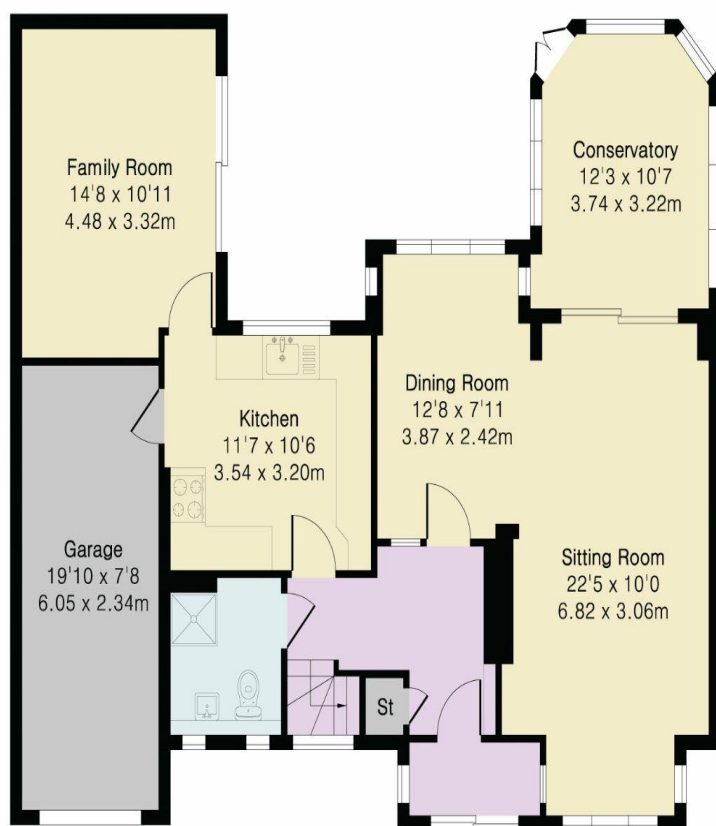


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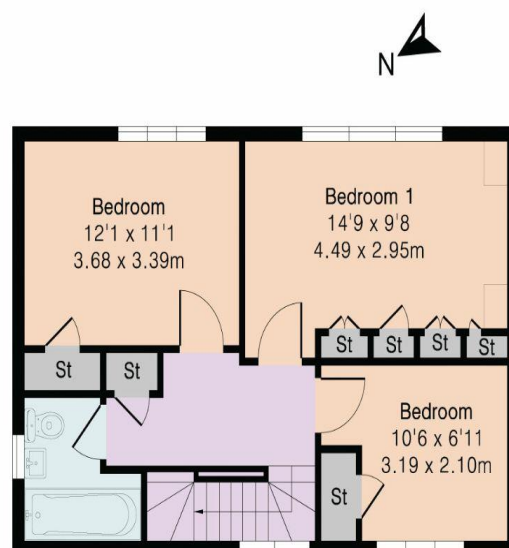
Approximate Gross Internal Area 1556 sq ft - 145 sq m

Ground Floor Area 1072 sq ft – 100 sq m

First Floor Area 484 sq ft – 45 sq m



Ground Floor



First 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.



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