

**Wroxham Gardens, Potters Bar, EN6 3DJ**

**Price: £530,000**  
**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)



**\*\*CHAIN FREE\*\***

**We are delighted to offer for sale a 2 bedroom semi-detached bungalow which is virtually opposite the excellent 'Wroxham Primary School'. This property has a good size I-shaped lounge/dining room. Benefits from a garage, 100ft rear garden and shared driveway. There is plenty of scope to enlarge further (subject to planning permissions).**

- 2 BEDROOM SEMI DETACHED BUNGALOW
- CHAIN FREE
- GOOD SIZE SHAPED LOUNGE/DINING ROOM
- 100FT REAR GARDEN
- SCOPE TO ENLARGE (STPP)
- GARAGE
- SHARED DRIVEWAY
- CLOSE TO AMENITIES

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

**Wroxham Gardens, Potters Bar, EN6 3DJ**



**Price: £530,000**  
**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)

## **FEATURES**

## **DESCRIPTION**

### **\*\*CHAIN FREE\*\***

We are delighted to offer for sale a 2 bedroom semi-detached bungalow which is virtually opposite the excellent 'Wroxham Primary School'. This property has a good size l-shaped lounge/dining room. Benefits from a garage, 100ft rear garden and shared driveway. There is plenty of scope to enlarge further (subject to planning permissions).

## **ACCOMMODATION**

ENTRANCE HALLWAY  
LOUNGE/DINING ROOM  
KITCHEN

2 BEDROOMS  
SHOWER ROOM

100FT REAR GARDEN  
GARAGE  
SHARED DRIVEWAY

## **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 £15 plus vat per person.



**Wroxham Gardens, Potters Bar, EN6 3DJ**

**Price: £530,000**  
**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)

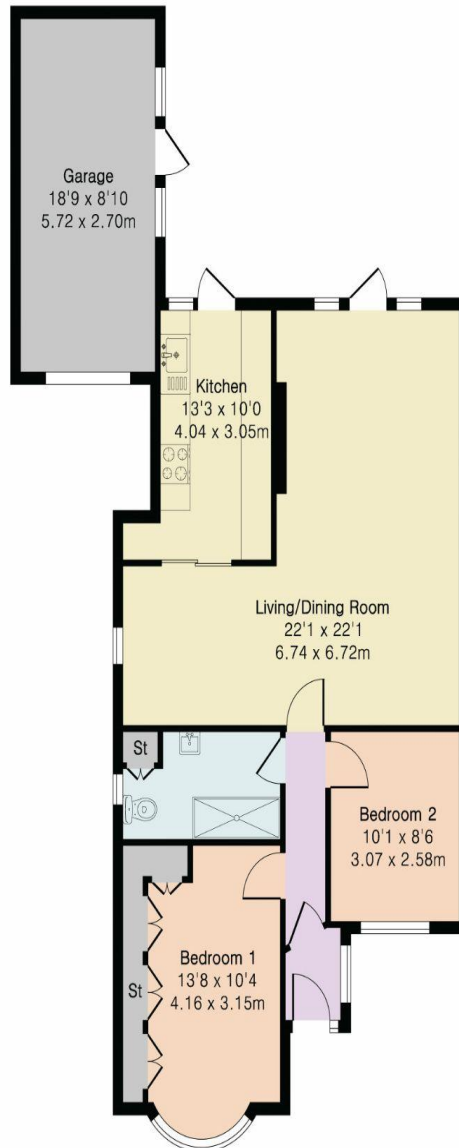
Wroxham Gardens, Potters Bar, EN6 3DJ

Price: £530,000  
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 986 sq ft - 92 sq m



Ground 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.



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