

Sherwood Avenue, Potters Bar, EN6 2LE

Price: £699,950
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



A beautifully presented and deceptively spacious 3 bedroom semi detached family home. The property is situated in this highly sought after avenue, close to well regarded schools including Dame Alice Owen. The property features a modern kitchen and bathroom, 2 bright reception rooms, garage, off street parking and beautiful 90ft South/Westerly facing garden.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- 90FT SOUTH WESTERLY FACING REAR GARDEN
- BEAUTIFULLY PRESENTED & DECEPTIVELY SPACIOUS
- GARAGE
- MODERN KITCHEN & BATHROOM
- OFF STREET PARKING
- 2 BRIGHT RECEPTION ROOMS
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
KITCHEN
DINING ROOM

3 BEDROOMS
SHOWER ROOM

90FT SOUTH/WESTERLY FACING REAR GARDEN
GARAGE
SIDE ACCESS
OFF STREET PARKING

LOCATION

Sherwood Avenue is a turning off Brookland Gardens which in turn is off Dugdale Hill Lane 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.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band E

LOCAL AUTHORITY

Hertsmere Council.

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT NOTICE 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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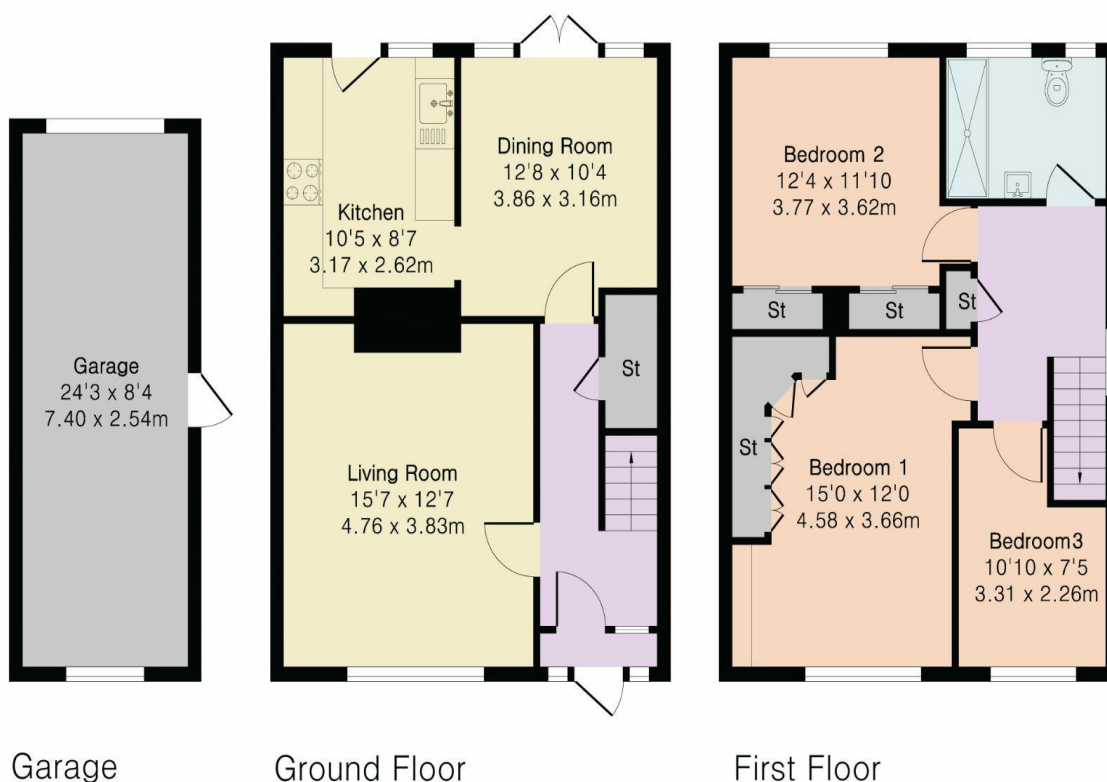
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**Approximate Gross Internal Area 1042 sq ft - 96 sq m
(Excluding Garage)**

Ground Floor Area 521 sq ft – 48 sq m

First Floor Area 521 sq ft – 48 sq m

Garage Area 202 sq ft – 19 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

