

**Ladbroke Drive, Potters Bar, EN6 1QR**

**Price: £799,950**  
**Freehold**



Vanessa McCallum Estates Ltd  
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**A spacious 4 bedroom 2 bathroom semi-detached chalet bungalow situated in this convenient and sought after road in the heart of Potters Bar. This property has bright versatile accommodation and benefits from a lovely 170ft rear garden, garage and off street parking.**

- 4 BEDROOM SEMI DETACHED CHALET BUNGALOW
- 175FT REAR GARDEN
- 2 RECEPTION/2 BATHROOMS
- GARAGE
- BRIGHT & VERSATILE ACCOMMODATION
- OFF STREET PARKING

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## **FEATURES**

### **DESCRIPTION**

A spacious 4 bedroom 2 bathroom semi-detached chalet bungalow situated in this convenient and sought after road in the heart of Potters Bar. This property has bright versatile accommodation and benefits from a lovely 170ft rear garden, garage and off street parking.

### **ACCOMMODATION**

ENTRANCE HALLWAY  
LIVING ROOM  
SITTING ROOM  
KITCHEN  
DINING ROOM  
2 BEDROOMS  
GROUND FLOOR SHOWER ROOM

### **FIRST FLOOR**

2 BEDROOMS  
FAMILY BATHROOM

170ft REAR GARDEN  
GARAGE  
OFF STREET PARKING

### **LOCATION**

Ladbroke Drive is a popular turning off Strafford Gate or Highfield Way conveniently located between Mutton Lane and Darkes Lane where the mainline railway station is situated (Kings Cross/Moorgate) Tesco's and Sainsbury's are within a short walk away. The M25 and A1(M) are only a short drive away.

### **LOCAL AUTHORITY**

Hertsmere Council

### **SERVICES**

Gas Central Heating and Mains Drainage  
Council Tax Band E

### **VIEWIN**

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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**Approximate Gross Internal Area 1568 sq ft - 146 sq m**

Ground Floor Area 1074 sq ft – 100 sq m

First Floor Area 494 sq ft – 46 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.



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