

Kemble Close, Potters Bar, EN6 5EG

Price: £499,950
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
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A beautifully presented 3 bedroom semi-detached family home situated in a cul-de-sac turning. This property features a lovely lounge and is open plan with kitchen. The property features a 65ft rear garden, and brick built shed. An internal viewing is highly recommended.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- 65FT REAR GARDEN
- OPEN PLAN LOUNGE/DINING /KITCHEN
- BRICK BUILT SHED
- CUL DE SAC TURNING
- SIDE ACCESS

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
RECEPTION/DINING ROOM KITCHEN

3 BEDROOMS
BATHROOM
SEPARATE TOILET

65FT REAR GARDEN
BRICK BUILT SHED
SIDE ACCESS

LOCATION

Kemble Close is a turning off of Oakmere Avenue which is a turning off Southgate Road. This can be accessed from the High Street or the M25 roundabout for Potters Bar. This is conveniently situated for the M25, Cockfosters underground station, Tesco's and Potters Bar High Street. Potters Bar mainline railway station (Kings Cross/Moorgate) and Darkes Lane are only a short drive away. There are several schools nearby.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band D

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 £25 plus vat per person.

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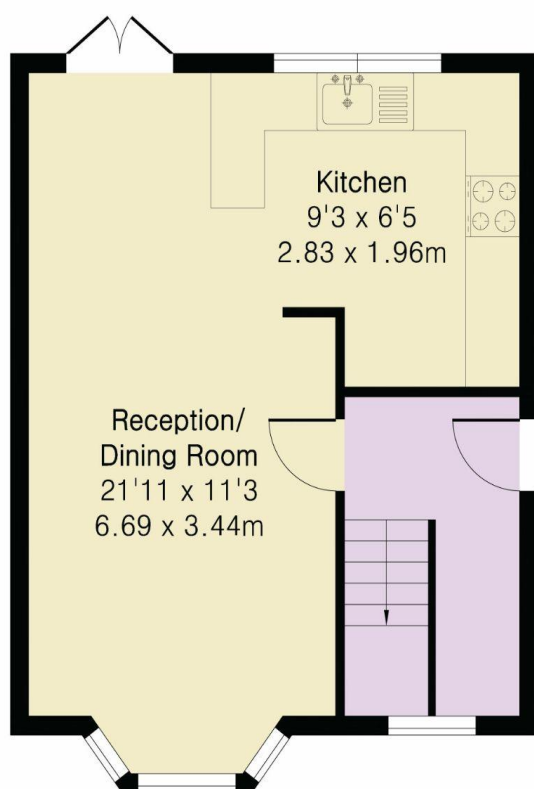


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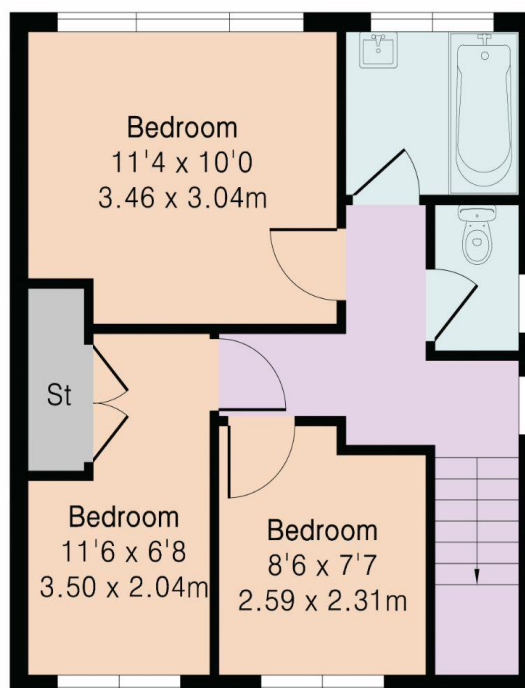
Approximate Gross Internal Area 803 sq ft - 75 sq m

Ground Floor Area 407 sq ft – 38 sq m

First Floor Area 396 sq ft – 37 sq m



Ground Floor



First Floor



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.

