

**OIEO: £750,000  
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



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

We are delighted to offer for sale this beautifully presented 4 bedroom 2 bathroom set over 3 floors. There is a superb open plan kitchen/diner, separate lounge, utility room and guest cloakroom. The rear garden is approx. 65ft and benefits from off street parking and side access.

- 4 BEDROOM SEMI DETACHED FAMILY HOME
- 2 BATHROOMS
- OPEN PLAN KITCHEN/DINER
- UTILITY ROOM
- SEPARATE LOUNGE
- GROUND FLOOR CLOAKROOM
- SET OVER 3 FLOORS
- 65FT REAR GARDEN
- SIDE ACCESS
- OFF STREET PARKING

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## FEATURES

### DESCRIPTION

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### ACCOMMODATION

ENTRANCE HALLWAY

LOUNGE

OPEN PLAN KITCHEN/DINER

UTILITY ROOM

GROUND FLOOR CLOAKROOM

FIRST FLOOR

3 BEDROOMS FAMILY

SHOWER ROOM

SECOND FLOOR

BEDROOM

SHOWER ROOM

65ft REAR GARDEN

SIDE ACCESS

OFF STREET PARKING

### LOCATION

Sunnybank Road is just off Daleside Drive which in turn is off of Baker Street. Dame Alice Owen's School and Pope Paul school are only a short distance away as are the shops and mainline railway station into Kings Cross and Moorgate. The M25/A1(M) are only a short drive away too.

### SERVICES

Gas Central Heating and Mains Drainage.

Council Tax Band F

### LOCAL AUTHORITY

Hertsmere Council.

### VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

### IMPORTANT NOTICE CONCERNING THESE PARTICULARS

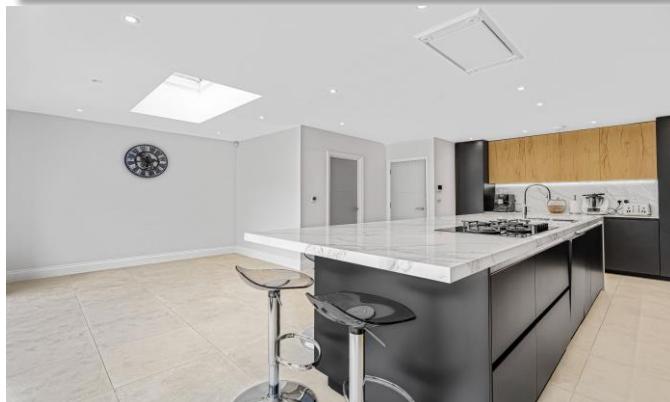
None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. 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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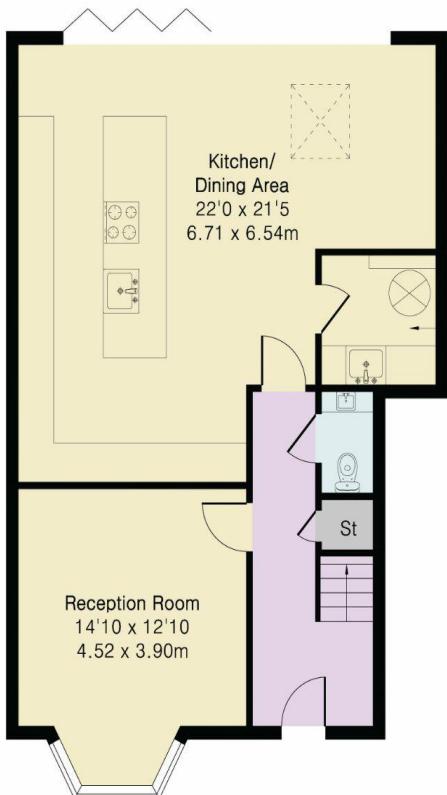
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**Approximate Gross Internal Area 1557 sq ft - 144 sq m**

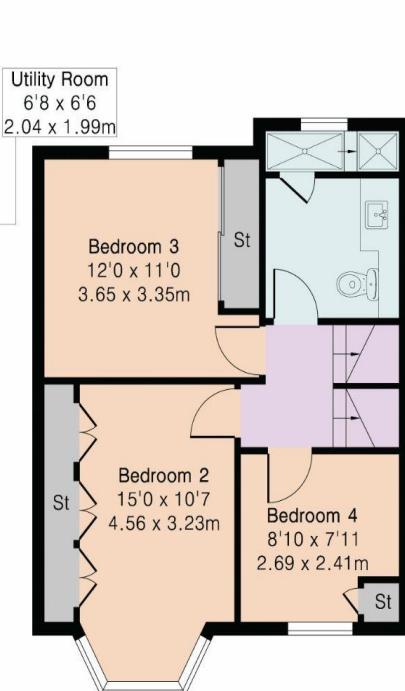
Ground Floor Area 753 sq ft - 70 sq m

First Floor Area 487 sq ft - 45 sq m

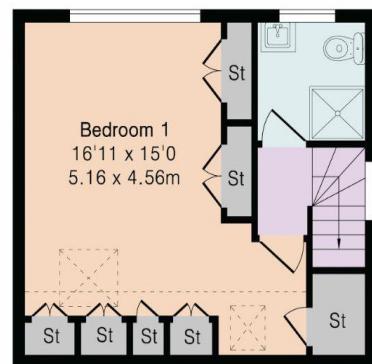
Second Floor Area 317 sq ft - 29 sq m



Ground Floor



First Floor



Second 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.

