

Archers Close, Potters Bar, EN6 2AZ

Price: £825,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
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www.vanessamccallumestates.co.uk



Within 2024 and 2025 catchment of the award winning Dame Alice Owen's Secondary School and within 5 mins walk of 3 local primary schools. Rarely available is this 3 bedroom 2 bathroom detached family home situated in its own private cul-de-sac of just two houses. Built only 11 years ago to modern safety/energy efficiency standards . This property has a good size lounge, separate study/home office, fully fitted kitchen/breakfast room, separate utility room and a west facing rear garden. An internal viewing is highly recommended.

- 3 BEDROOM DETACHED FAMILY HOME
- WITHIN CATCHMENT OF AWARD WINNING DAME ALICE OWEN'S SCHOOL 24/25
- PRIVATE CUL DE SAC
- 2 BATHROOMS AND DOWNSTAIRS CLOAKROOM WITH WC
- GOOD SIZE LOUNGE WITH LOG BURNER STOVE
- SEPARATE STUDY/HOME OFFICE
- UNDERFLOOR HEATING THROUGHOUT THE GROUND FLOOR
- INDIVIDUALLY CONTROLLED AIR CON IN TWO BEDROOMS
- OWN DRIVE WITH EV CHARGE POINT

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ACCOMMODATION

ENTRANCE HALLWAY
STUDY/HOME OFFICE
LIVING ROOM
KITCHEN
UTILITY ROOM
GROUND FLOOR CLOAKROOM WITH WC

3 BEDROOMS - en-suite shower room to the master bedroom
- individually controlled air conditioning to bedrooms 2 and 3
FAMILY BATHROOM

WEST FACING 30ft x 45ft REAR GARDEN
SIDE ACCESS
OWN DRIVE WITH EV CHARGE POINT

LOCATION

Archers Close is a private cul-de-sac of 2 properties off Dugdale Hill Lane, which is a turning off of Mutton Lane and is within walking distance of 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 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 £15 plus vat per person.

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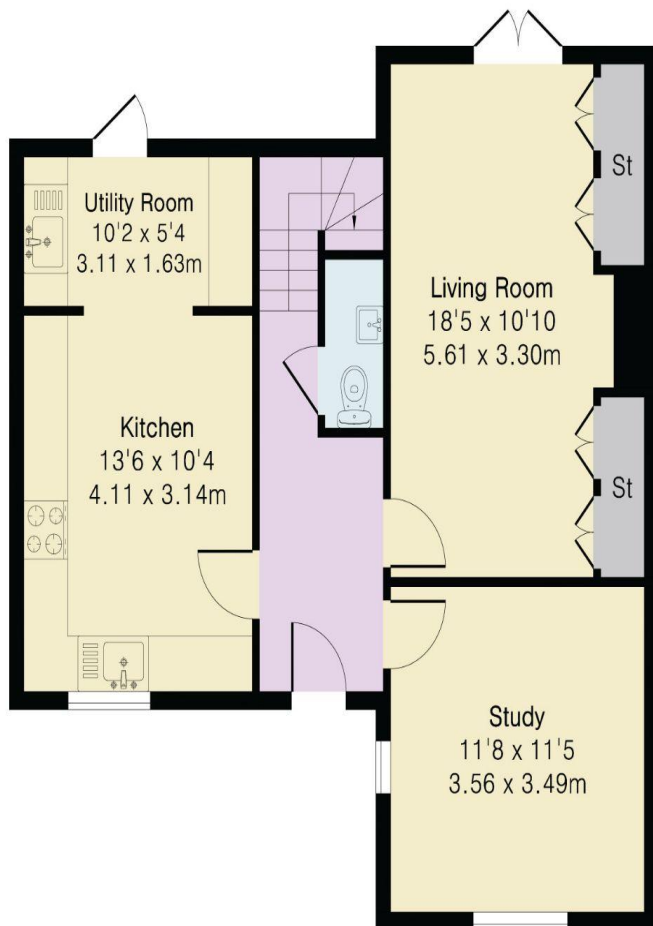


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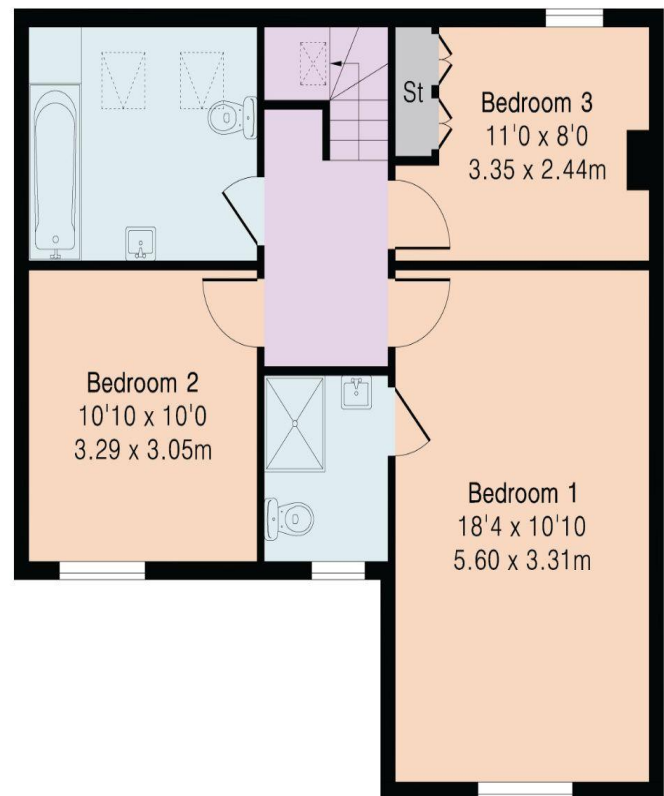
Approximate Gross Internal Area 1292 sq ft - 120 sq m

Ground Floor Area 665 sq ft – 62 sq m

First Floor Area 627 sq ft – 58 sq m



Ground Floor



First Floor