

Hatfield Road, Potters Bar, EN6 1HN

Price: £499,950
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
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**** CHAIN FREE****

A rarely available 3 bedroom 2 bathroom semi-detached house situated in a convenient location. This property is chain free and the accommodation is set over 3 floors. This really is a great size home for the money. There is also a south/west 30ft rear garden and front garden. Book early to avoid disappointment.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- CHAIN FREE
- 2 BATHROOMS
- GREAT SIZE
- SET OVER 3 FLOORS
- SOUTH/WEST 30FT REAR GARDEN
- SIDE ACCESS
- GARAGE EN BLOC

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY

LOUNGE

KITCHEN/DINER

FIRST FLOOR

2 BEDROOMS

SHOWER ROOM

SEPARATE TOILET

SECOND FLOOR

BEDROOM - with En-Suite shower room

SOUTH/WEST 30FT REAR GARDEN

SIDE ACCESS

GARAGE EN BLOC

LOCATION

Hatfield Road A1000 is extremely convenient for the High Street which has a selection of shops, parks and bus garage. There are several schools nearby. The mainline railway station (Kings Cross/Moorgate) is only a short drive away or a 20 minute walk (google maps). The A1(M) and M25 are also 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

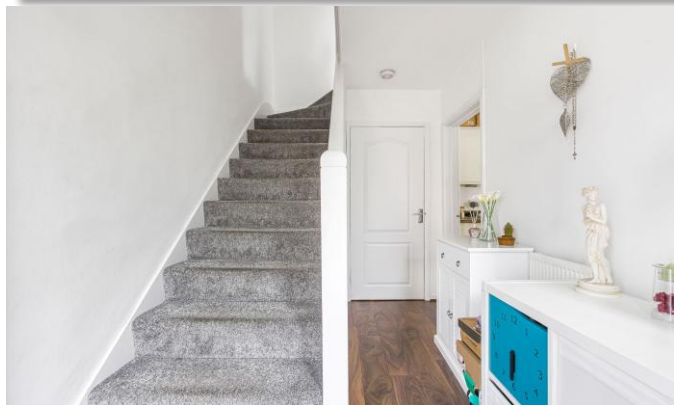
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Approximate Gross Internal Area 1293 sq ft - 120 sq m
(Excluding Garage)

Ground Floor Area 504 sq ft – 47 sq m

First Floor Area 504 sq ft – 47 sq m

Second Floor Area 285 sq ft – 26 sq m

Garage Area 135 sq ft – 13 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.

