

Hill Rise, Potters Bar, EN6 2RX

OIEO: £720,000
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



An extremely well presented 3 bedroom semi-detached family home. Benefits include a bright and spacious recently extended open plan kitchen dining room with bespoke kitchen, family room, front reception room, utility room, downstairs cloakroom, a lovely approx. 100ft South facing rear garden and off-street parking. Internal viewing recommended.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- BRIGHT & SPACIOUS/ RECENTLY EXTENDED
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- FRONT RECEPTION ROOM
- UTILITY ROOM
- GROUND FLOOR CLOAKROOM
- 100FT SOUTH FACING REAR GARDEN
- OFF STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE PORCH
ENTRANCE HALLWAY
LOUNGE
DINING ROOM
KITCHEN/DINING/FAMILY ROOM
UTILITY ROOM
GROUND FLOOR CLOAKROOM

3 BEDROOMS
FAMILY BATHROOM

100FT SOUTH FACING REAR GARDEN
DRIVEWAY

LOCATION

Hill Rise is a turning off Southgate Road, which in turn 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 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

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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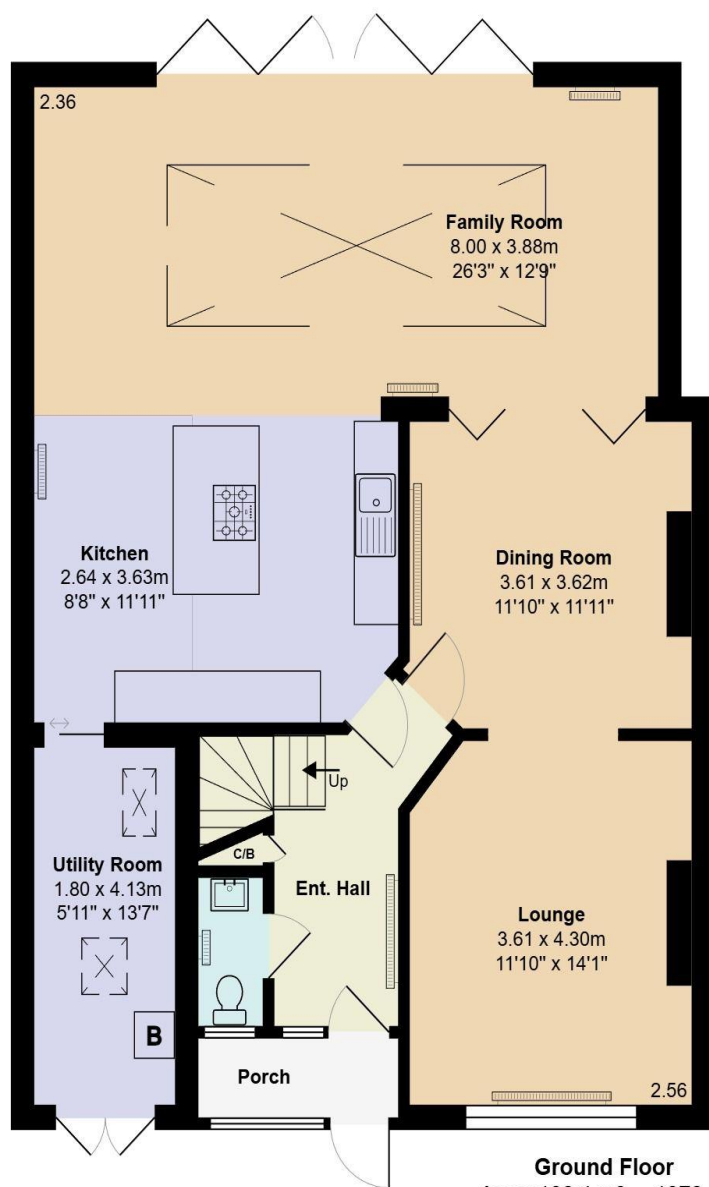
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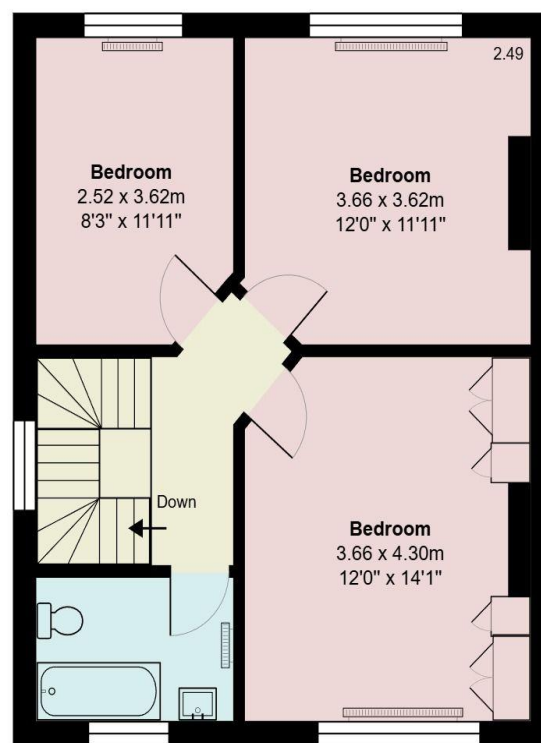
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Ground Floor
Area: 100.1 m² ... 1078 ft²



First Floor
Area: 51.2 m² ... 551 ft²

Hill Rise, Hertfordshire EN6

Total Area: 151.3 m² ... 1629 ft²

All measurements are approximate and for display purposes only