Mutton Lane, Potters Bar, EN6 2AN

Price: £599,950
Freehold

VANESSA MCCALLUM ESTATES

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



****CHAIN FREE****

A well-presented 3 bedroom semi-detached family home sits on an elevated plot benefitting form a large frontage which currently has off street parking for 1 vehicle. The property has a good size lounge and separate dining room. The 3rd bedroom is on the ground floor as is the family bathroom. The rear garden is 100ft in length. There is plenty of scope to enlarge subject to usual consents.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- CHAIN FREE
- ELEVATED PLOT
- LARGE FRONTAGE
- 2 RECEPTION ROOMS
- GROUND FLOOR BATHROOM
- SCOPE TO ENLARGE (STPP)
- 100FT REAR GARDEN
- OFF STREET PARKING FOR 1 VEHICLE
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION

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ACCOMMODATION

GROUND FLOOR
ENTRANCE HALLWAY
LOUNGE
DINING ROOM
KITCHEN
BEDROOM/STUDY
GROUND FLOOR BATHROOM - with shower
SEPARATE TOILET

FIRST FLOOR
2 BEDROOMS

100FT REAR GARDEN
OFF STREET PARKING FOR 1 VEHICLE

LOCATION
Mutton Lane is a convenient location for 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 is only a short drive away.

SERVICES
Gas Central Heating and Mains Drainage.
Council Tax Band E

LOCAL AUTHORITY
Hertsmere Borough Council.

VIEWING
STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT INFORMATION 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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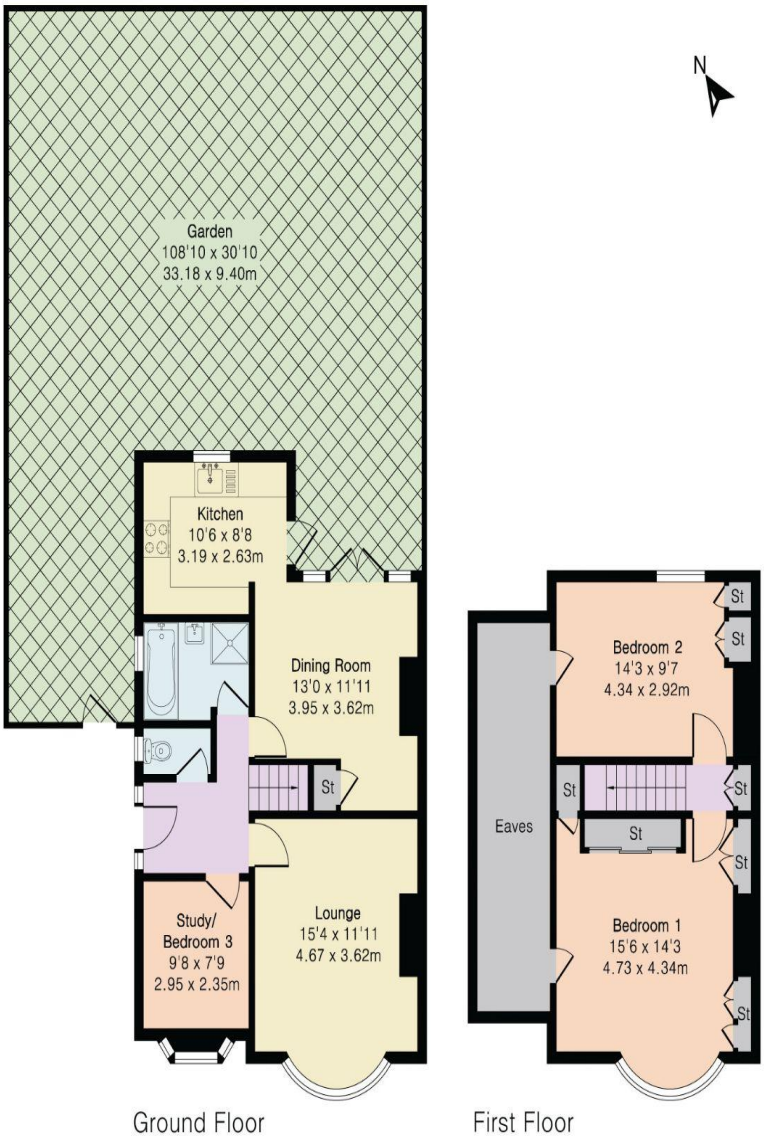



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Approximate Gross Internal Area 999 sq ft - 93 sq m
Ground Floor Area 609 sq ft – 57 sq m
First Floor Area 390 sq ft – 36 sq m



PINKPLAN

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.