

Torrington Drive, Potters Bar, EN6 5HR



Price: £2,750.00 p.c.m.

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



****AVAILABLE BEGINNING OF AUGUST** **UNFURNISHED****

We are delighted to offer for let this attractive and deceptively spacious 4 bedroom semi-detached family home situated in this convenient and popular location of Torrington Drive. The rear garden is West facing and measures approximately 55ft. The property flows extremely well and features 3 reception rooms on the ground floor.

- 4 BEDROOM SEMI DETACHED FAMILY HOME
- AVAILABLE BEGINNING OF AUGUST
- UNFURNISHED
- SPACIOUS ENTRANCE HALLWAY
- 3 RECEPTION ROOMS
- 55FT WEST FACING REAR GARDEN
- PRIVATE DRIVEWAY FOR 2/3 VEHICLES
- SOUGHT AFTER TURNING

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FEATURES

DESCRIPTION

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ACCOMMODATION

SPACIOUS ENTRANCEHALLWAY
PLAYROOM
GROUND FLOOR SHOWER ROOM
LOUNGE
DINING ROOM
KITCHEN

4 BEDROOMS
FAMILY BATHROOM - with shower

PRIVATE DRIVEWAY FOR 2/3 VEHICLES
55FT WAST FACING REAR GARDEN

LOCATION

Torrington Drive is a turning off of the Causeway which is located just off Potters Bar High Street. Potters Bar and Cuffley are only a short drive away - they both have mainline railway stations with connections into London, and a wide range of shops. There is a selection of schools within a short drive, as is the M25. Stormont girls school is a few minutes walk away.

SERVICES

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

Permitted payments are the monthly rent plus 5 weeks rent as a deposit. Vanessa McCallum Estates is a member of the property Ombudsman We outsource our rentals to W Property Solutions Ltd whose client money protection scheme is with NALS and is a SAFE agent.

LOCAL AUTHORITY

Hertsmere Council.

VIEWING

STRICTLY BY APPOINTMENT THROUGH 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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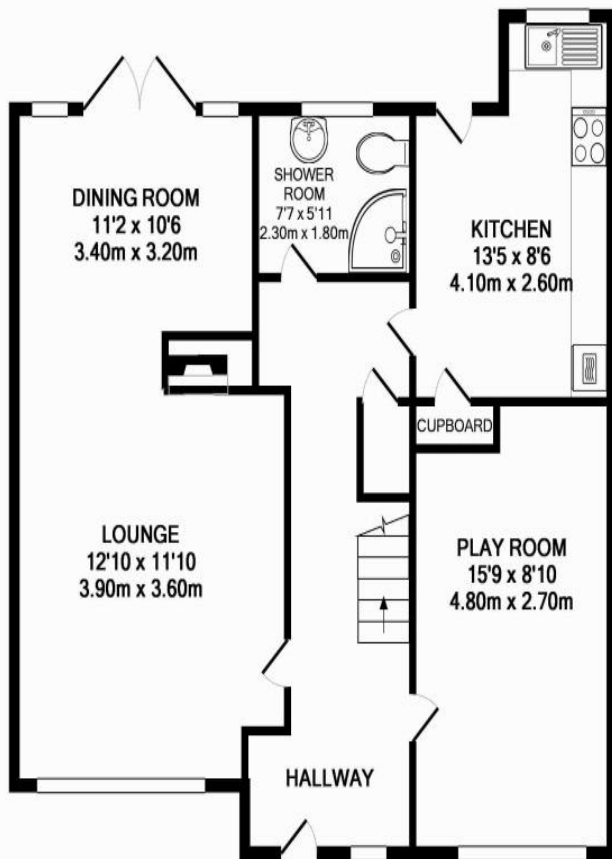


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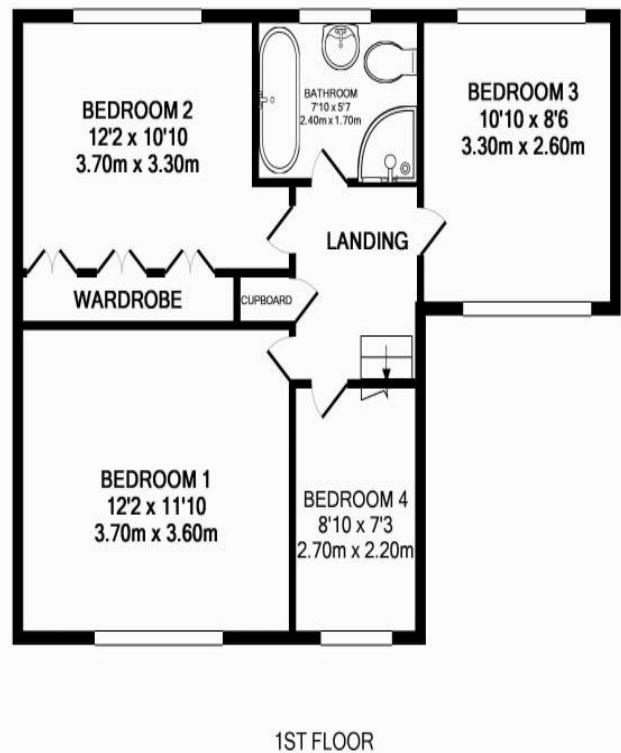


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GROUND FLOOR



1ST FLOOR

TORRINGTON DRIVE
TOTAL APPROX. FLOOR AREA 1270 SQ.FT. (118.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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