# Frampton Road, Potters Bar, EN6

**Price: £550,000**
**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



**A well presented 3 bedroom semi-detached family home situated in this sought after turning within 'Little Heath'. This property has 2 reception rooms, conservatory, garage, off street parking and a superb 120ft south facing rear garden, plenty of scope to enlarge (subject to usual planning consents).**

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- 2 RECEPTION ROOMS
- CONSERVATORY
- SCOPE TO ENLARGE (STPP)
- 120FT SOUTH FACING REAR GARDEN
- GARAGE

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**FEATURES**

**DESCRIPTION**
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**ACCOMMODATION**
ENTRANCE HALLWAY
LIVING ROOM
KITCHEN
DINING ROOM
CONSERVATORY

3 BEDROOMS
FAMILY BATHROOM

120FT SOUTH FACING REAR GARDEN
GARAGE
SIDE ACCESS
OFF STREET PARKING

**LOCATION**
Frampton Road is a sought after turning off Hatfield Road (A1000) within Little Heath. Little Heath Primary School and Mount Grace Secondary School are within walking distance. The shops and mainline railway station (Kings Cross and Moorgate) are a short drive away as is the M25 and A1(M).

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

**LOCAL AUTHORITY**
Welwyn Hatfield 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 £50 plus vat per person.

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## Approximate Gross Internal Area 981 sq ft - 91 sq m
## (Excluding Garage)

Ground Floor Area 556 sq ft – 52 sq m
First Floor Area 425 sq ft – 39 sq m
Garage Area 232 sq ft – 22 sq m

