Highfield Way, Potters Bar, EN6 1UN

Price: £699,950
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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A well presented detached 3 bedroom bungalow situated on this sought after turning. Benefits include a kitchen breakfast room, through lounge dining room, loft storage, garage, storage room, south west facing rear garden and off street parking. The property is well located for Potters Bar High Street and train station. Viewing highly recommended.

- 3 BEDROOM DETACHED BUNGALOW
- KITCHEN/BREAKFAST ROOM
- THROUGH LOUNGE/DINING ROOM
- LOFT STORAGE
- SOUTH WEST FACING REAR GARDEN
- GARAGE
- CONVENIENT LOCATION
- OFF STREET PARKING

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VANESSA MCCALLUM ESTATES

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FEATURES

DESCRIPTION
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ACCOMMODATION
ENTRANCE HALLWAY
KITCHEN/BREAKFAST ROOM
LIVING/DINING ROOM
3 BEDROOMS
SHOWER ROOM
LOFT
STORAGE ROOM
SOUTH WEST FACING REAR GARDEN
GARAGE
OFF STREET PARKING

LOCATION
Highfield Way is a tuning off of The Walk and right in-between Darkes Lane and Potters Bar High Street. This area is an extremely convenient location mainline railway station (Kings Cross/Moorgate) a short walk away as are Tesco's and Sainsbury's supermarkets local shops and Ladbrooke Primary School. The M25 and A1(M) are only a short drive away.

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

LOCAL AUTHORITY
Hertsmere Borough Council.

VIEWING
STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

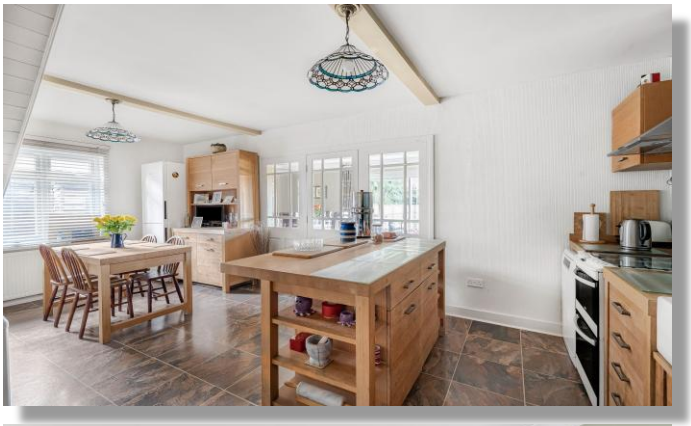
IMPORTANT INFORMATION CONCERNING THESE PARTICULARS
None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants 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 £50 plus vat per person.

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Approximate Gross Internal Area 1386 sq ft - 129 sq m

Ground Floor Area 1044 sq ft – 97 sq m
Loft Space Area 342 sq ft – 32 sq m
Outbuilding Area 74 sq ft – 7 sq m



PINK PLAN

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 as defined by RICS code of measuring practise. No guarantee is given on 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.

RICS Certified Property Measurer