

Price: £795,000

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



A detached family home in its own private cul-de-sac of just 2 houses located in both the 2024 and 2025 catchment areas for the award winning Dame Alice Owen's secondary school and within a short walk of the highly sought after Cranborne, the Wroxham and Pope Paul primary schools. This modern 3 bedroom, 2 bathroom family home is ideal for those prioritising location. The property has a west facing, low maintenance, rear garden, was built only 11 years ago to modern safety/energy standards and has a good sized lounge, separate study/home office, fully fitted kitchen and utility room.

- 3 BEDROOM DETACHED FAMILY HOME
- WITHIN CATCHMENT OF AWARD WINNING DAME ALICE OWEN'S SCHOOL 24/25
- PRIVATE CUL DE SAC
- 2 BATHROOMS AND DOWNSTAIRS CLOAKROOM WITH WC
- GOOD SIZE LOUNGE WITH LOG BURNER STOVE
- SEPARATE STUDY/HOME OFFICE
- UNDERFLOOR HEATING THROUGHOUT THE GROUND FLOOR
- INDIVIDUALLY CONTROLLED AIR CON IN TWO BEDROOMS
- OWN DRIVE WITH EV CHARGE POINT

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ACCOMMODATION

ENTRANCE HALLWAY

STUDY/HOME OFFICE

LIVING ROOM

KITCHEN

UTILITY ROOM

GROUND FLOOR CLOAKROOM WITH WC

3 BEDROOMS - en-suite shower room to the master bedroom

- individually controlled air conditioning to bedrooms 2 and 3

FAMILY BATHROOM

WEST FACING 30ft x 45ft REAR GARDEN

SIDE ACCESS

OWN DRIVE WITH EV CHARGE POINT

LOCATION

Archers Close is a private cul-de-sac of 2 properties off Dugdale Hill Lane, which is a turning off of Mutton Lane and is within walking distance of 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 are only a short drive away.

SERVICES

Gas Central Heating and Mains Drainage.

Council Tax Band F

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 £15 plus vat per person.

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Approximate Gross Internal Area 1292 sq ft - 120 sq m

Ground Floor Area 665 sq ft - 62 sq m

First Floor Area 627 sq ft - 58 sq m

