Wroxham Gardens, Potters Bar, EN6 3DJ

Price: £795,000
Freehold

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
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Set on the sought-after Wroxham Gardens, close to Wroxham School is this beautifully presented 4 bedroom semi-detached chalet bungalow which offers versatile accommodation. The property has 2 reception rooms, 2 bathrooms. There is a good size garage which has a studio attached. The rear garden is approx. 90ft in length and has a large array of outbuildings/shed to the rear of the garden. There is also off street parking. An internal viewing is highly recommended.

- 4 BEDROOM SEMI DETACHED CHALET BUNGALOW
- 2 RECEPTION /2 BATHROOMS
- VERSATILE ACCOMMODATION
- 90FT REAR GARDEN
- STUDIO
- GARAGE
- OFF STREET PARKING
- CLOSE TO AMENITIES

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VANESSA MCCALLUM ESTATES

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FEATURES

DESCRIPTION
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ACCOMMODATION
ENTRANCE HALLWAY
KITCHEN
DINING ROOM
LIVING ROOM
2 BEDROOMS
FAMILY BATHROOM

2 BEDROOMS - one with En-Suite shower room

90FT REAR GARDEN
STUDIO
OUBUILDINGS/SHED
GARAGE
OFF STREET PARKING

LOCATION.
Wroxham Gardens is a turning just off Mutton Lane. There are local shops close by. Ideally located a stones throw away from Wroxham primary school. Access onto the A1(M) and M25 is only a few minutes drive away. The mainline railway station (Kings Cross and Moorgate) are a short drive away.

LOCAL AUTHORITY
Hertsmere Borough Council.

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

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 1544 sq ft - 143 sq m
(Including Garage & Excluding Outbuilding)
Ground Floor Area 941 sq ft – 87 sq m
First Floor Area 348 sq ft – 32 sq m
Outbuilding Area 206 sq ft – 19 sq m
Garage Area 255 sq ft – 24 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.