

**Price: £750,000**

**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 stunning 3 Bedroom family home built in 2020, tucked away in this no through road in the heart of Potters bar and less than half a mile to Potters Bar's mainline Station. Benefits include 2 bathrooms, downstairs cloakroom, spacious and bright open plan kitchen dining room leading to a split-level living room, easy maintenance rear garden and off-street parking. Viewing recommended.**

- STUNNING 3 BEDROOM DETACHED FAMILY HOME
- 2 BATHROOMS
- SPACIOUS & BRIGHT OPEN PLAN KITCHEN/DINING AREA
- SPLIT LEVEL LIVING ROOM
- LOW MAINTENANCE REAR GARDEN
- OFF STREET PARKING
- TUCKED AWAY IN THIS NO THROUGH ROAD
- CLOSE TO AMENITIES

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## FEATURES

### DESCRIPTION

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### ACCOMMODATION

ENTRANCE HALLWAY  
KITCHEN/DINING AREA  
LIVING ROOM  
GROUND FLOOR CLOAKROOM

3 BEDROOMS- one with En-Suite shower room

LOW MAINTENANCE REAR GARDEN  
SIDE ACCESS  
OFF STREET PARKING

### LOCATION

Birch Grove is a turning in between Strafford Gate and The Walk. Access is via either Albemarle Avenue or Melrose Avenue. It is an extremely convenient location close to the shops and Mainline Train Station at Darkes Lane (Kings Cross/Moorgate line). Tesco's and Sainsbury's are within a short walk away. 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 Council.

### VIEWING

STRICTLY BY APPOINTMENT THROUGH 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 £25 plus vat per person.

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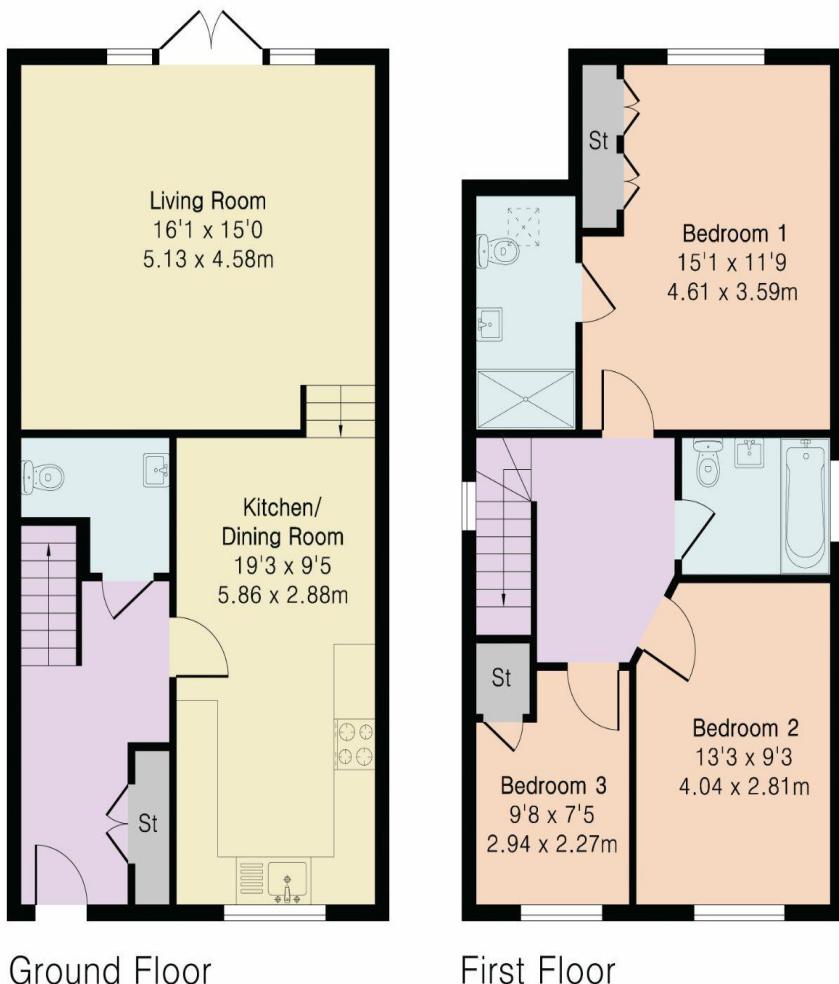
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## Approximate Gross Internal Area 1137 sq ft - 106 sq m

Ground Floor Area 582 sq ft - 54 sq m

First Floor Area 555 sq ft - 52 sq m



Ground Floor

First Floor



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.

