# Shillitoe Avenue, Potters Bar, EN6 3HG

**Price: £700,000**
**Freehold**

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 beautifully presented and extended 4 bedroom semi-detached family home, ideally situated on this highly sought-after road, within easy reach of excellent local amenities and was within the highly regarded Dame Alice Owen's catchment area for 2025 and previous years. This spacious home offers well-planned accommodation throughout, featuring a welcoming front lounge, an impressive open-plan kitchen/dining and family room with a cosy log burner, a separate utility room, and a downstairs cloakroom. The first floor comprises three well-proportioned bedrooms and a modern family bathroom, while the top floor is dedicated to a superb principal bedroom suite with an en suite shower room and dressing room. Outside, the property boasts a delightful 60ft rear garden with a versatile summer house plus home office, together with off-street parking for two cars.**

- 4 BEDROOM SEMI DETACHED FAMILY HOME
- OVER 3 FLOORS
- IMPRESSIVE OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- SEPARATE UTILITY ROOM
- GROUND FLOOR CLOAKROOM
- SUPERB PRINCIPAL BEDROOM SUITE
- GARDEN OFFICE PLUS GARDEN ROOM
- 60FT REAR GARDEN
- OFF STREET PARKING FOR 2 CARS
- PREVIOUSLY WITHIN DAME ALICE OWEN'S CATCHMENT

**FEATURES**

# Shillitoe Avenue, Potters Bar, EN6 3HG

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**DESCRIPTION**

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**ACCOMMODATION**
ENTRANCE HALLWAY
LOUNGE
KITCHEN/DINING/FAMILY ROOM – Kitchen work surfaces are granite
UTILITY ROOM
GROUND FLOOR CLOAKROOM

**FIRST FLOOR**
3 BEDROOMS
FAMILY BATHROOM- with underfloor heating

**SECOND FLOOR**
BEDROOM - with dressing room and underfloor heating in the En-Suite shower room

60FT REAR GARDEN
GARDEN OFFICE PLUS GARDEN ROOM
OFF STREET PARKING FOR 2 CARS

**LOCATION**
Shillitoe Avenue is located between Dugdale Hill Lane and Mimms Hall Road, close to both Dame Alice Owen School and Wroxham School. The extensive shopping facilities in Darkes Lane are nearby as is Potters Bar mainline station which provides a fast and frequent service to both Kings Cross and Moorgate. Major road access is excellent with the M25 and A1(M) motorways being a short motoring distance away.

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

**LOCAL AUTHORITY**
Hertsmere Council.

**VIEWING**
STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

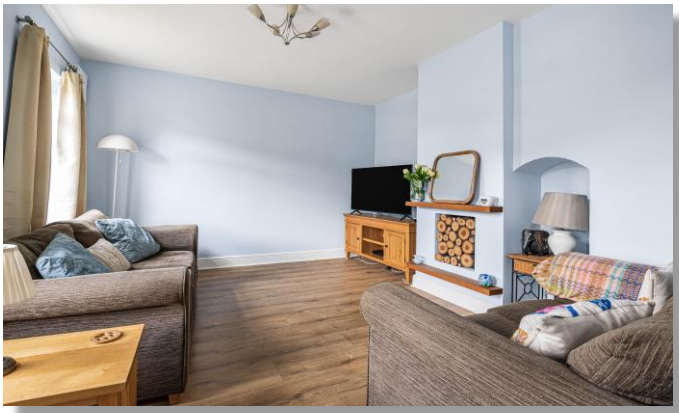
**IMPORTANT NOTICE CONCERNING THESE PARTICULARS**
None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants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

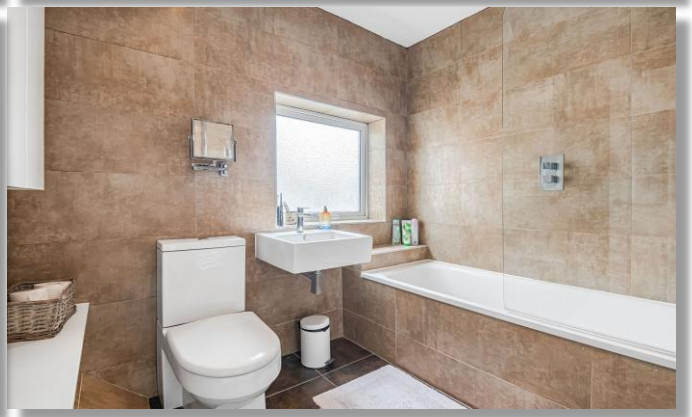
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## Approximate Gross Internal Area 1315 sq ft - 122 sq m
## (Excluding Outbuilding)

Ground Floor Area 636 sq ft – 59 sq m
First Floor Area 446 sq ft – 41 sq m
Top Floor Area 233 sq ft – 22 sq m
Outbuilding Area 90 sq ft – 8 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.

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