Windmore Avenue, Potters Bar, EN6 3BG

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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****CHAIN FREE****

Offered for sale chain free is this well presented extended 5 bedroom (with air conditioning upstairs) 3 bathroom semi-detached family home which offers excellent versatile accommodation over 3 floors. On the ground floor there are 4 reception rooms, kitchen/diner and a utility room. One of these reception rooms could easily be made into a ground floor bedroom. The west facing 45ft rear garden is lovely and has a superb tree house within it, there is off street parking for several vehicles.

- EXTENDED 5 BEDROOM SEMI DETACHED FAMILY HOME
- CHAIN FREE
- CUL DE SAC
- 4 RECEPTION/3 BATHROOMS
- OVER 3 FLOORS
- AIR CONDITIONING
- VERSATILE ACCOMMODATION
- 45FT WEST FACING REAR GARDEN
- SUPERB TREE HOUSE
- CLOSE TO AMENITIES
- OFF STREET PARKING
- ELECTRIC VEHICLE CHARGER

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FEATURES

DESCRIPTION

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ACCOMMODATION
ENTRANCE HALLWAY
LIVING ROOM
KITCHEN/DINING ROOM
SNUG/FAMILY ROOM
UTILITY ROOM
STUDY
RECEPTION ROOM
GROUND FLOOR CLOAKROOM - with shower

FIRST FLOOR
3 BEDROOMS
FAMILY BATHROOM

SECOND FLOOR
2 BEDROOMS
SHOWER ROOM

45FT WEST FACING REAR GARDEN
OFF STREET PARKING

LOCATION
Windmore Avenue is a quiet cul-de-sac just off Mutton Lane. There are local shops close by and Wroxham primary school is within walking distance. Access onto the A1(M) and M25 is only a few minutes drive away.

SERVICES
Electric Heaters and Mains Drainage.
Council Tax Band E

LOCAL AUTHORITY
Hertsmere Borough 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 of the 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 1711 sq ft - 159 sq m

Ground Floor Area 946 sq ft – 88 sq m
First Floor Area 438 sq ft – 41 sq m
Second Floor Area 327 sq ft – 30 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.