

Price: £745,950
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



An outstanding recently refurbished 4 bedroom semi-detached family home which has been extended to provide superb family accommodation. To the ground floor there is a spacious front reception room, beautiful open plan kitchen/diner/family room, downstairs cloakroom, utility room/study, bedroom/office. The first floor consists of 3 bedrooms, and modern family bathroom, and further bedroom to the second floor. There is an approx. 90ft rear garden with a large patio area and BBQ space and off street parking to the front for multiple cars. The property is located close to both Wroxham Primary School and the Ofsted outstanding Dame Alice Owen school.

- 4 BEDROOM SEMI DETACHED FAMILY HOME
- SUPERB FAMILY ACCOMMODATION
- SET OVER 3 FLOORS
- BEAUTIFUL OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- UTILITY/STUDY
- SPACIOUS FRONT RECEPTION ROOM
- GROUND FLOOR CLOAKROOM
- MODERN FAMILY BATHROOM
- 90FT REAR GARDEN
- OFF STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY

SITTING ROOM

KITCHEN/ DINER/FAMILY ROOM - Multi zone underfloor heating throughout the ground floor

UTILITY/SNUG

GROUND FLOOR CLOAKROOM

FIRST FLOOR

3 BEDROOMS

FAMILY BATHROOM

SECOND FLOOR

BEDROOM

90FT REAR GARDEN

OFF STREET PARKING - Newly installed driveway with security cameras

LOCATION

Oulton Crescent is off Wroxham Gardens and Mimms Hall Road which are 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.

SERVICES

Gas Central Heating and Mains Drainage.

Council Tax Band E

LOCAL AUTHORITY

Hertsmere Council

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

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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 £25 plus vat per person.

Additional Notes

Technology and entertainment:

Cat 6 ethernet cabling throughout ground floor
Smarthome WiFi light switches
Hue colour changing WiFi ambient lighting
Dolby Atmos surround sound speaker installation in ceiling

Security:

Remote access alarm system
Video doorbell
Driveway and driveway security cameras

Additional features:

Multi zone underfloor heating throughout ground floor
Wren premium kitchen with 10 seat island and InSinkErator waste disposal system
Neff appliances, triple oven and water dispensor plumbing for fridge
Large blue tint UV skylight (no heat transfer)
Whole house Harvey's water softener system

House highlights:

Extensively extended and refurbished
Superroom open plan kitchen diner
Rewired electrics and plumbing
Newly installed driveway
Loft conversion with newly installed velux premium windows

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Approximate Gross Internal Area 1459 sq ft - 136 sq m

Ground Floor Area 879 sq ft - 82 sq m

First Floor Area 388 sq ft - 36 sq m

Second Floor Area 192 sq ft - 18 sq m



 PINK PLAN

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.

