Birch Grove, Potters Bar, EN6 1SY

VANESSA MCCALLUM ESTATES

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk

Price: £495,000
Freehold

A rarely available 2 double bedroom semi-detached chalet bungalow, situated in a quiet no-through road in the heart of Potters Bar, less than half a mile from Potters Bar mainline station and local amenities. The property offers bright and spacious accommodation including a through lounge/dining room, kitchen, study, downstairs bathroom and an ensuite to the main bedroom. Externally, the home benefits from an approximately 55ft rear garden, garage and off-street parking. Internal viewing is highly recommended.

- 2 DOUBLE BEDROOM SEMI DETACHED CHALET BUNGALOW
- BRIGHT AND SPACIOUS
- THROUGH LOUNGE/DINING ROOM
- STUDY
- EN-SUITE TO THE MAIN BEDROOM
- GROUND FLOOR BATHROOM
- QUIET NO-THROUGH ROAD
- 55FT REAR GARDEN
- GARAGE
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION
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ACCOMMODATION
ENTRANCE HALLWAY
KITCHEN
LOUNGE/DINER
DINING AREA
STUDY
GROUND FLOOR BATHROOM

2 DOUBLE BEDROOMS - one with En-Suite shower room

55FT REAR GARDEN
GARAGE
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 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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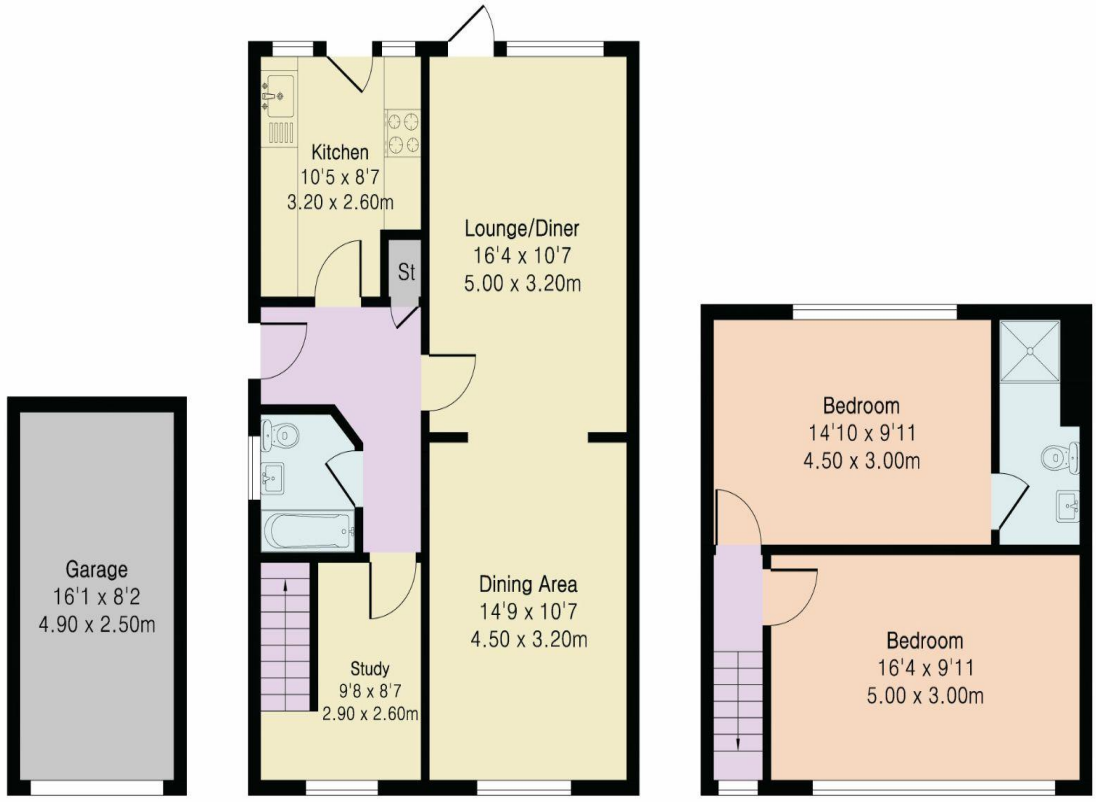
Approximate Gross Internal Area 969 sq ft - 90 sq m (Excluding Garage)

Ground Floor Area 596 sq ft – 55 sq m
First Floor Area 373 sq ft – 35 sq m
Garage Area 132 sq ft – 12 sq m



Garage Ground Floor First Floor

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.

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