

Oakmere Avenue, Potters Bar, EN6



Price: £689,950
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 impressive looking extended 4 double bedroom semi detached family home boasting a beautiful 100ft South East facing landscaped rear garden with summerhouse. The property benefits from a modern kitchen with breakfast area, front reception room and bright open plan dining room leading to large conservatory, downstairs cloakroom, en-suite to principal bedroom, family bathroom with separate WC and private off street parking. Viewing highly recommended.

- EXTENDED 4 BEDROOM SEMI DETACHED FAMILY HOME
- MODERN KITCHEN WITH BREAKFAST BAR
- FRONT RECEPTION ROOM
- OPEN PLAN DINING ROOM LEADING TO LARGE CONSERVATORY
- GROUND FLOOR CLOAKROOM
- 100FT SOUTH EAST FACING REAR GARDEN
- SUMMERHOUSE
- OFF STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
DINING ROOM
CONSERVATORY
KITCHEN
GROUND FLOOR CLOAKROOM

FIRST FLOOR

3 DOUBLE BEDROOMS
FAMILY BATHROOM
SEPARATE TOILET

2ND FLOOR

DOUBLE BEDROOM - with En-Suite shower room & storage

100FT SOUTH EAST FACING LANDSCAPED REAR GARDEN
SUMMERHOUSE
SIDE ACCESS
OFF STREET PARKING

LOCATION

Oakmere Avenue is a turning off Southgate Road, which in turn can be accessed from the High Street or the M25 roundabout for Potters Bar. This is conveniently situated for the M25, Cockfosters underground station, Tesco's and Potters Bar High Street. Potters Bar mainline railway station (Kings Cross/Moorgate) and Darkes Lane are only a short drive away. There are several schools nearby.

LOCAL AUTHORITY

Hertsmere Council.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band E

VIEWING

STRICTLY BY APPOINTMENT VIA 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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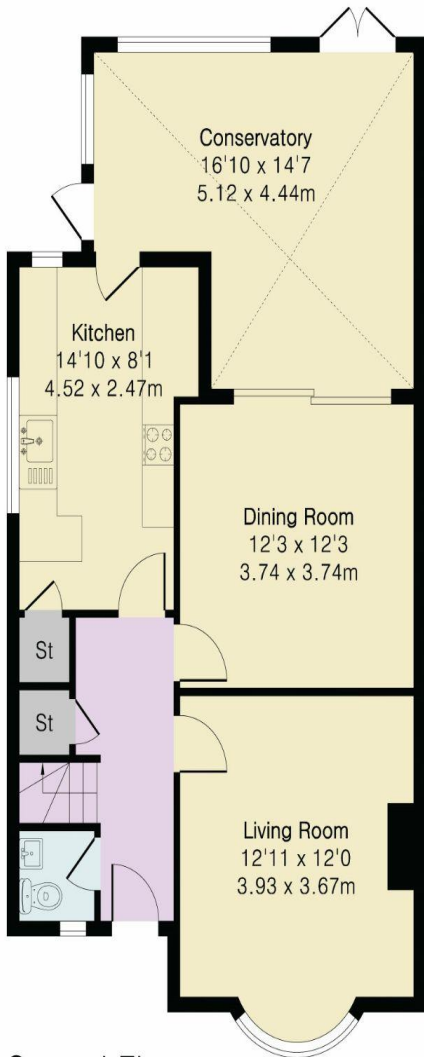
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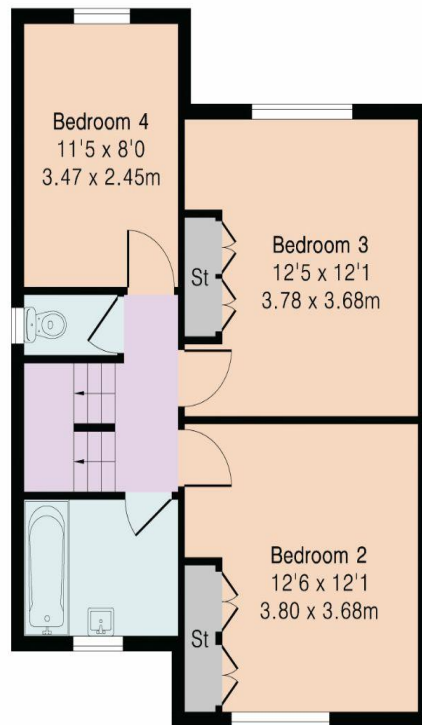
Ground Floor

Approximate Gross Internal Area 1614 sq ft - 150 sq m

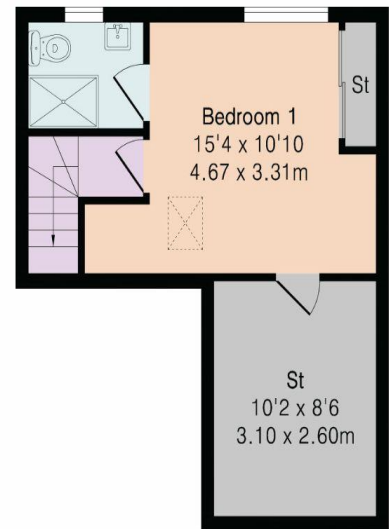
Ground Floor Area 790 sq ft – 73 sq m

First Floor Area 536 sq ft – 50 sq m

Second Floor Area 288 sq ft – 27 sq m



First Floor



Second Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.

