

Oakmere Lane, Potters Bar, EN6 5LS



**Price: £945,000**  
**Freehold**

Vanessa McCallum Estates Ltd  
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**We are delighted to offer for sale this fabulous 4 bedroom 2 bathroom semi-detached family home with 2,000sq ft of accommodation. Set on a 55ft wide plot this property benefits from a detached tandem length garage, large private driveway, 75ft rear garden. This property has been completely refurbished and benefits from 3 reception rooms, open plan kitchen/family room, utility room. An internal viewing is essential.**

- 4 BEDROOM SEMI DETACHED FAMILY HOME
- 2,000 SQ FT OF ACCPPMODATION
- 3 RECEPTION/ 2 BATHROOMS
- SET ON A 55FT WIDE PLOT
- OPEN PLAN KITCHEN/FAMILY ROOM
- 75FT REAR GARDEN
- UTILITY ROOM & GROUND FLOOR CLOAKROOM
- DETACHED TANDEM LENGTH GARAGE
- COMPLETELEY REFURBISHED
- LARAGE PRIVATE DRIVEWAY

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## FEATURES

### DESCRIPTION

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### ACCOMMODATION

ENTRANCE HALLWAY  
LIVING ROOM  
DINING ROOM  
OPEN PLAN KITCHEN/FAMILY ROOM  
UTILITY ROOM  
GROUND FLOOR CLOAKROOM

4 BEDROOMS - one with En-Suite shower room  
FAMILY BATHROOM

75FT REAR GARDEN  
SIDE ACCESS  
LARGE PRIVATE DRIVEWAY  
DETACHED TANDEM LENGTH GARAGE

### LOCATION

Oakmere Lane is a turning off High Street, conveniently situated for local shops, restaurants, schools and local parks. There is fast access to the M25 and the national motorway network. The mainline station (Kings Cross and Moorgate) is a short walk.

### LOCAL AUTHORITY

Hertsmere Council.

### SERVICES

Gas Central Heating and Mains Drainage.  
Council Tax Band F

### 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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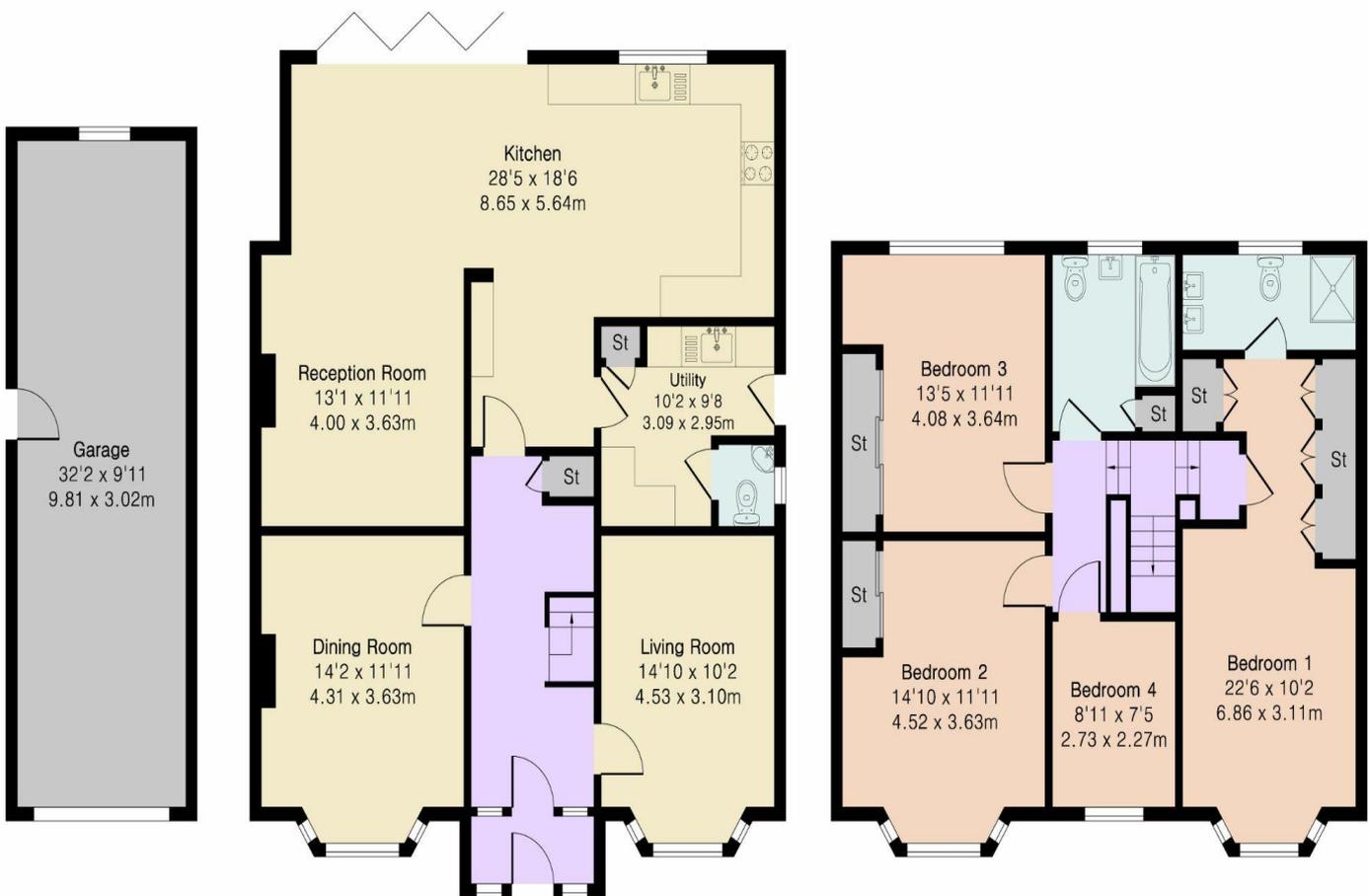
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**Approximate Gross Internal Area 1937 sq ft - 180 sq m  
(Excluding Garage)**

Ground Floor Area 1113 sq ft – 103 sq m

First Floor Area 824 sq ft – 77 sq m

Garage Area 319 sq ft – 30 sq m



Garage

Ground Floor

First Floor



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.

