Birch Grove, Potters Bar, EN6 1SY

Price: £575,000
Freehold

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



An absolutely stunning recently refurbished 2 double bedroom semi detached bungalow located in this no through road in the heart of Potters Bar and less than half a mile to Potters Bar's mainline Station. The property benefits from a luxurious kitchen and bathroom, secluded rear garden, off street parking and garage. Viewing highly recommended.

- 2 DOUBLE BEDROOM SEMI DETACHED BUNGALOW
- RECENTLY REFURBISHED
- LUXURIOUS KITCHEN & BATHROOM
- SECLUDED REAR GARDEN
- SIDE ACCESS
- GARAGE
- OFF STREET PARKING
- LOCATED IN THIS NO THROUGH ROAD

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FEATURES

DESCRIPTION
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ACCOMMODATION
ENTRANCE HALLWAY
KITCHEN
RECEPTION ROOM

2 DOUBLE BEDROOMS
BATHROOM

SECLUDED REAR GARDEN
SIDE ACCESS
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 E

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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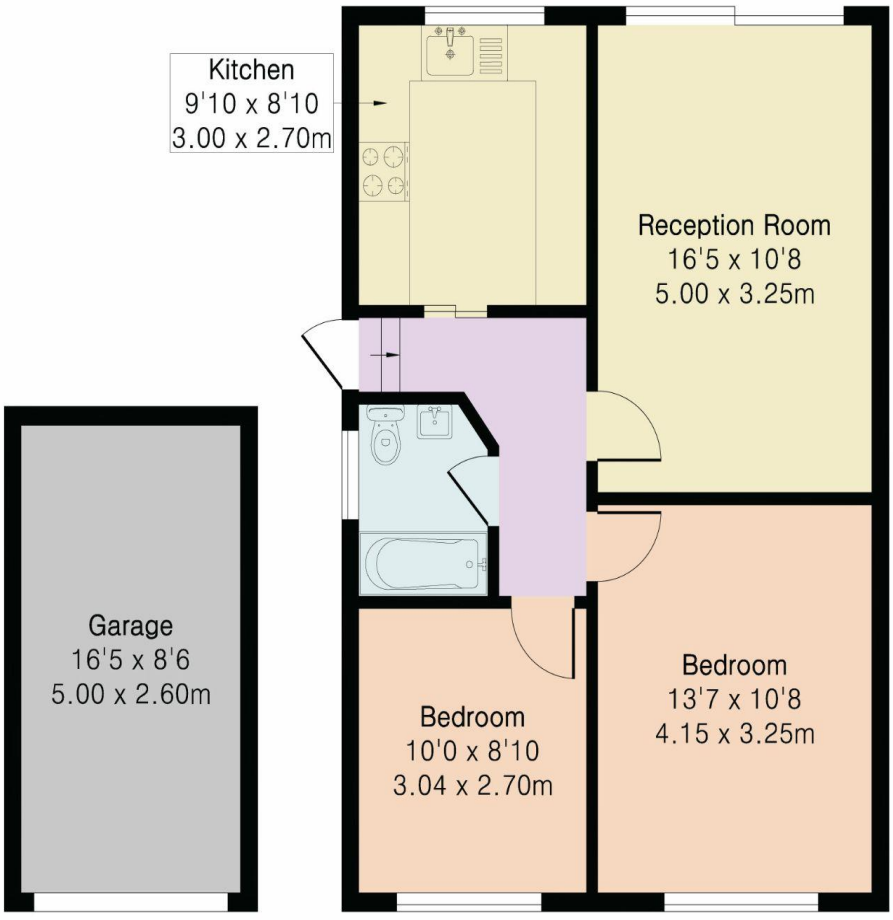

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Approximate Gross Internal Area 613 sq ft - 57 sq m (Excluding Garage)

Garage Area 140 sq ft – 13 sq m



Garage

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.