

Dugdale Hill Lane, Potters Bar, EN6 2DW



Price: £699,950
Freehold

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



****CHAIN FREE****

Offered for sale chain free is this well presented 4 bedroom semi-detached family home conveniently located close to Dame Alice Owen's School and is a short walk for Potters Bar Station and shops. The property benefits from good size lounge, Kitchen/Dining Room, Utility Room, 2 bathrooms and underfloor heating throughout. lovely west facing rear garden, off street parking for 2 cars and garage to the side.

- 4 BEDROOM SEMI DETACHED FAMILY HOME
- CHAIN FREE
- 2 BATHROOMS
- GOOD SIZE LOUNGE
- UTILITY ROOM
- WEST FACING REAR GARDEN
- GARAGE
- OFF STREET PARKING
- CLOSE TO DAME ALICE OWEN'S SCHOOL
- CLOSE TO AMENATIES

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
RECEPTION ROOM
KITCHEN/DINING ROOM
UTILITY ROOM
GROUND FLOOR CLOAKROOM

4 BEDROOMS - one with En-Suite shower room (all with underfloor heating)
FAMILY BATHROOM
FIRE SPRINKLER SYSTEM INSTALLED THROUGHOUT

WEST FACING REAR GARDEN
GARAGE
OFF STREET PARKING FOR 2 CARS

LOCATION

Dugdale Hill Lane is a turning off of Mutton Lane and is a convenient location for the local shops of Darkes Lane, Sainsbury's and the mainline railway station (Kings Cross/Moorgate). There are several schools close by. Access onto the A1(M) and M25 are only a short drive away.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band E

LOCAL AUTHORITY

Hertsmere Borough Council.

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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Approximate Gross Internal Area 1406 sq ft - 131 sq m
(Including Garage)

Ground Floor Area 847 sq ft – 79 sq m

First Floor Area 559 sq ft – 52 sq m



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.

