Tempest Avenue, Potters Bar, EN6 5JY

OIEO: £650,000
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****

An extremely well presented 3 bedroom semi-detached family home in a popular location. This property features a good size lounge which opens into a spacious fully fitted kitchen and dining room. The south facing rear garden is 75ft in length is mainly laid to lawn and benefits from a full width patio and decked area to the rear. There is a private driveway and the property is offered for sale on a chain free basis.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- CHAIN FREE
- GOOD SIZE LOUNGE
- SPACIOUS KITCHEN/DINING ROOM
- 75FT SOUTH FACING REAR GARDEN
- PRIVATE DRIVEWAY
- EV CHARGER
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION

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ACCOMMODATION
ENTRANCE HALLWAY
LOUNGE
KITCHEN/DINER
GROUND FLOOR CLOAKROOM

3 BEDROOMS
FAMILY BATHROOM

75FT SOUTH FACING REAR GARDEN
PRIVATE DRIVEWAY
EV CHARGER

LOCATION
Tempest Avenue is a turning off Oakmere Lane/Chace Avenue, which is just off Potters Bar High Street, conveniently situated for local shops, restaurants, schools and local parks. The M25 and mainline railway station (Kings Cross and Moorgate) are only a short drive away.

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 £50 plus vat per person.

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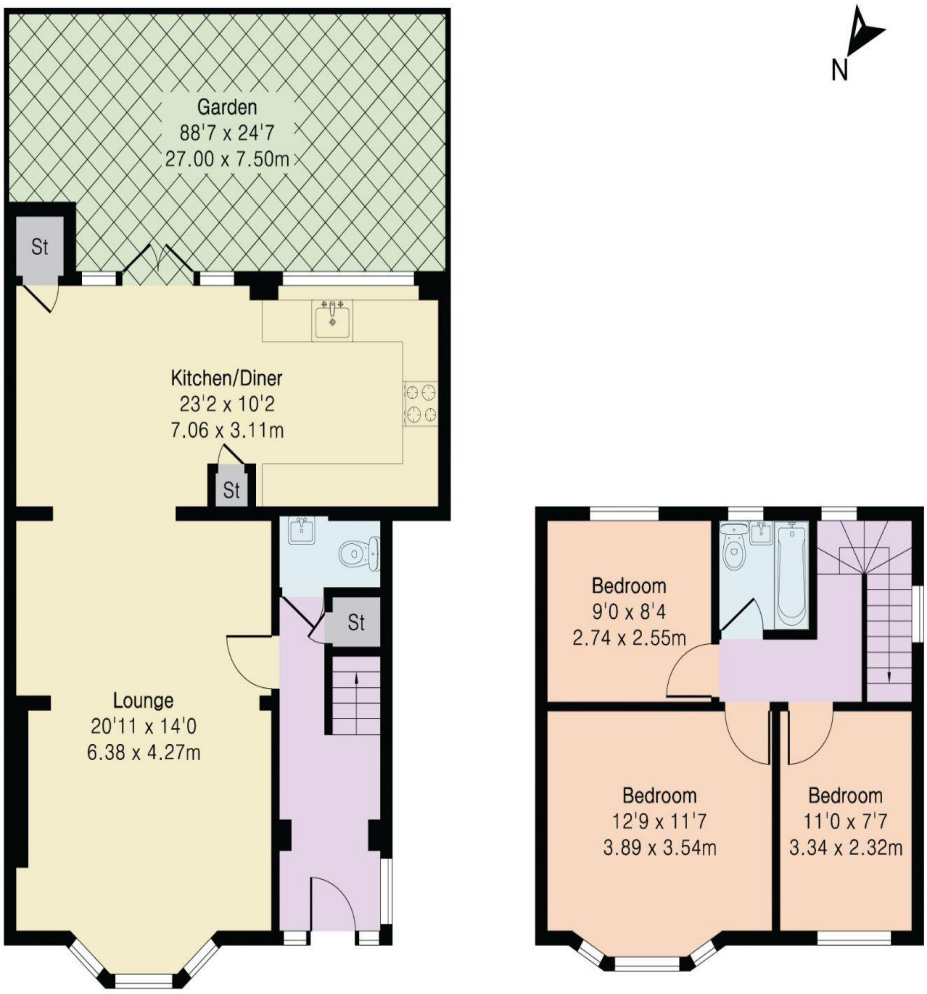

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Approximate Gross Internal Area 1034 sq ft - 96 sq m

Ground Floor Area 648 sq ft – 60 sq m
First Floor Area 386 sq ft – 36 sq m



Ground Floor First Floor

PINKPLAN

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.