

Allandale Crescent, Potters Bar, EN6 2JY



**Price: £765,000**  
**Freehold**

Vanessa McCallum Estates Ltd  
51 Bradmore Green, Brookmans Park,  
Hertfordshire, AL9 7QS  
Tel: 01707 320432  
Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)



Rare to the market is this 3 double bedroom detached chalet bungalow situated in a popular turning close to all amenities. This has been extended by the current owners to provide good size accommodation and benefits from 2 reception rooms and a separate study (or a single bedroom). The beautiful south facing rear garden is approx. 115ft in length and has several outbuildings and sheds. There is off street parking for 4 vehicles and a garage. An internal viewing is highly recommended to avoid disappointment.

- 3 BEDROOM DETACHED CHALET BUNGALOW
- 2 RECEPTION ROOMS
- SEPARATE STUDY (or a single bedroom)
- MASTER BEDROOM SUITE
- CLOSE TO ALL AMENITIES
- 115FT SOUTH FACING REAR GARDEN
- SEVERAL SHEDS/OUTBUILDINGS
- GREEN HOUSE & VEGETABLE PLOT
- GARAGE
- OFF STREET PARKING

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

ENTRANCE HALLWAY  
DINING ROOM  
STUDY (previously used as a single bedroom)  
LIVING ROOM  
KITCHEN  
2 BEDROOMS  
GROUND FLOOR FAMILY BATHROOM

#### **1ST FLOOR**

BEDROOM with En-suite Shower Room and Walk-in Wardrobe  
2 X STORAGE CUPBOARDS

115FT SOUTH FACING REAR GARDEN with vegetable plot  
SHEDS AND AN OUTBUILDING  
GARAGE  
OFF STREET PARKING

### **LOCATION**

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

### **SERVICES**

Gas Central Heating and Mains Drainage.  
There is an Alarm at this property.  
Water Softener  
Council Tax Band E

### **LOCAL AUTHORITY**

Hertsmere 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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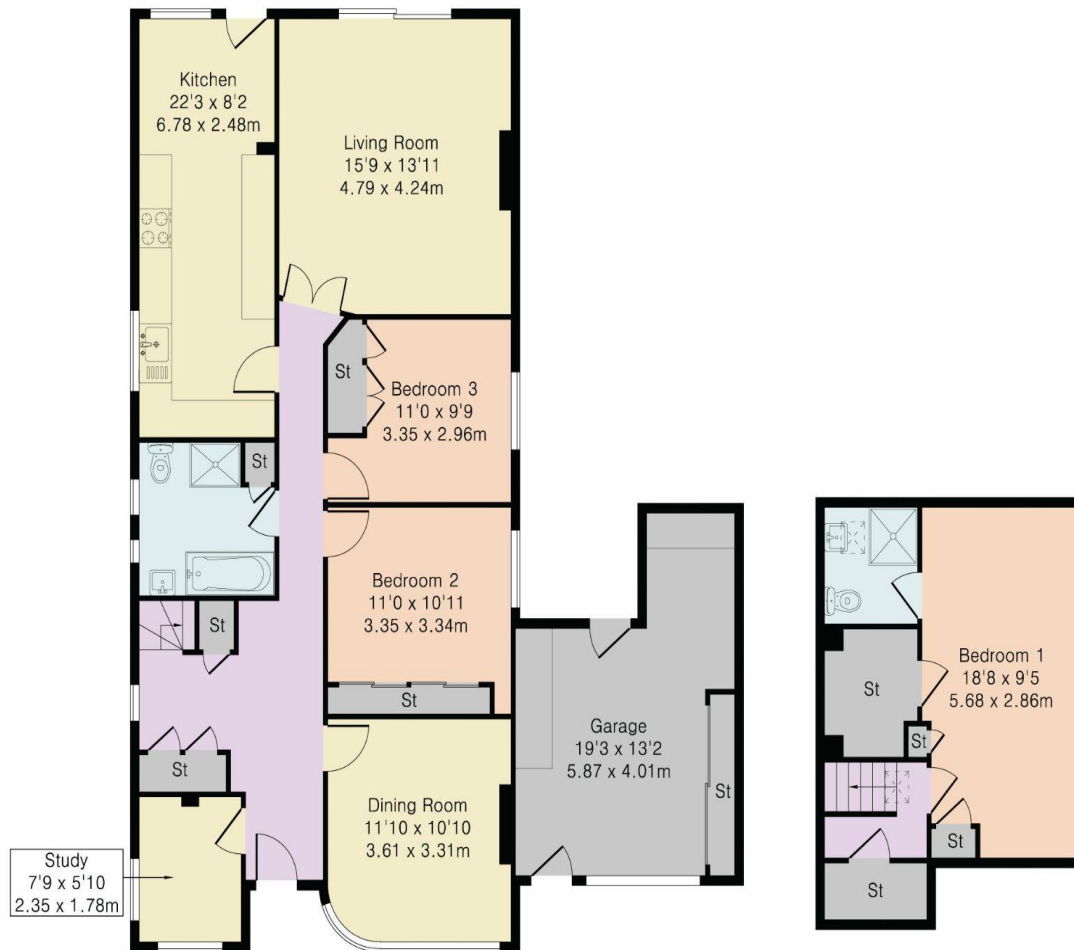
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Approximate Gross Internal Area 1588 sq ft – 147 sq m  
Ground Floor Area 1284 sq ft – 119 sq m  
First Floor Area 304 sq ft – 28 sq m



Ground Floor

First 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.

