Stamford Close, Potters Bar, EN6 5NW

Price: Offers Over £495,000
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



Situated in this quiet cul-de-sac turning is this 3 bedroom end of terrace family home which benefits from a good size lounge/diner and kitchen/breakfast room. This property is on a double plot for the road and has a cabin ideal for an office in the lovely garden. They previously had planning permission to erect another house (since lapsed) next door. This property does come with off street parking for 1-2 vehicles. An internal viewing is highly recommended.

- 3 BEDROOM END OF TERRACE FAMILY HOME
- CUL DE SAC
- GOOD SIZE LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM
- DOUBLE PLOT
- POTENTIAL TO ENLARGE (STPP)
- CABIN
- OFF STREET PARKING FOR 1-2 VEHICLES

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FEATURES

DESCRIPTION
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ACCOMMODATION
ENTRANCE HALLWAY
LIVING/DINING ROOM
KITCHEN/BREAKFAST ROOM

3 BEDROOMS
FAMILY BATHROOM - with shower

MAINTAINED REAR GARDEN
CABIN
OFF STREET PARKING FOR 1-2 VEHICLES

LOCATION
Stamford Close is a quiet cul-de-sac off Chace Avenue which in turn is off the 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.

SERVICES
Gas Central Heating and Mains Drainage.
Council Tax Band D

LOCAL AUTHORITY
Hertsmere

VIEWING
STRICTLY BY APPOINTMENT VIA 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.

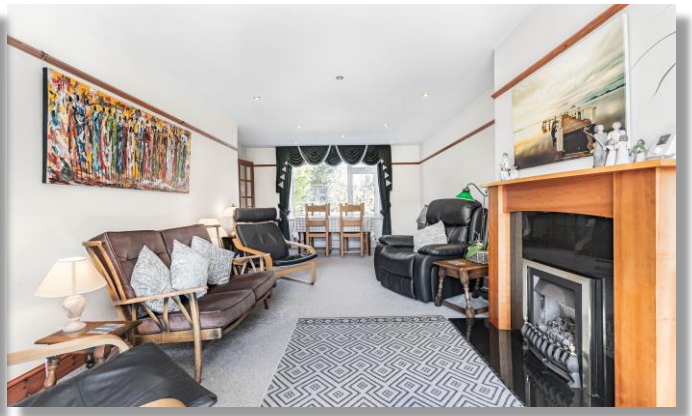
ANTI MONEY LAUNDERING
Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £50 plus vat per person.

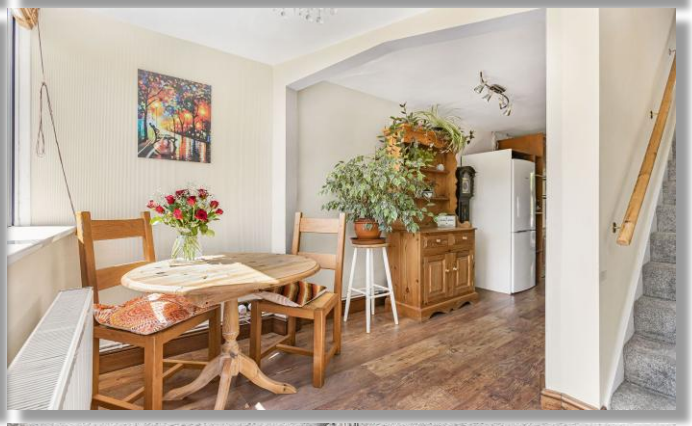
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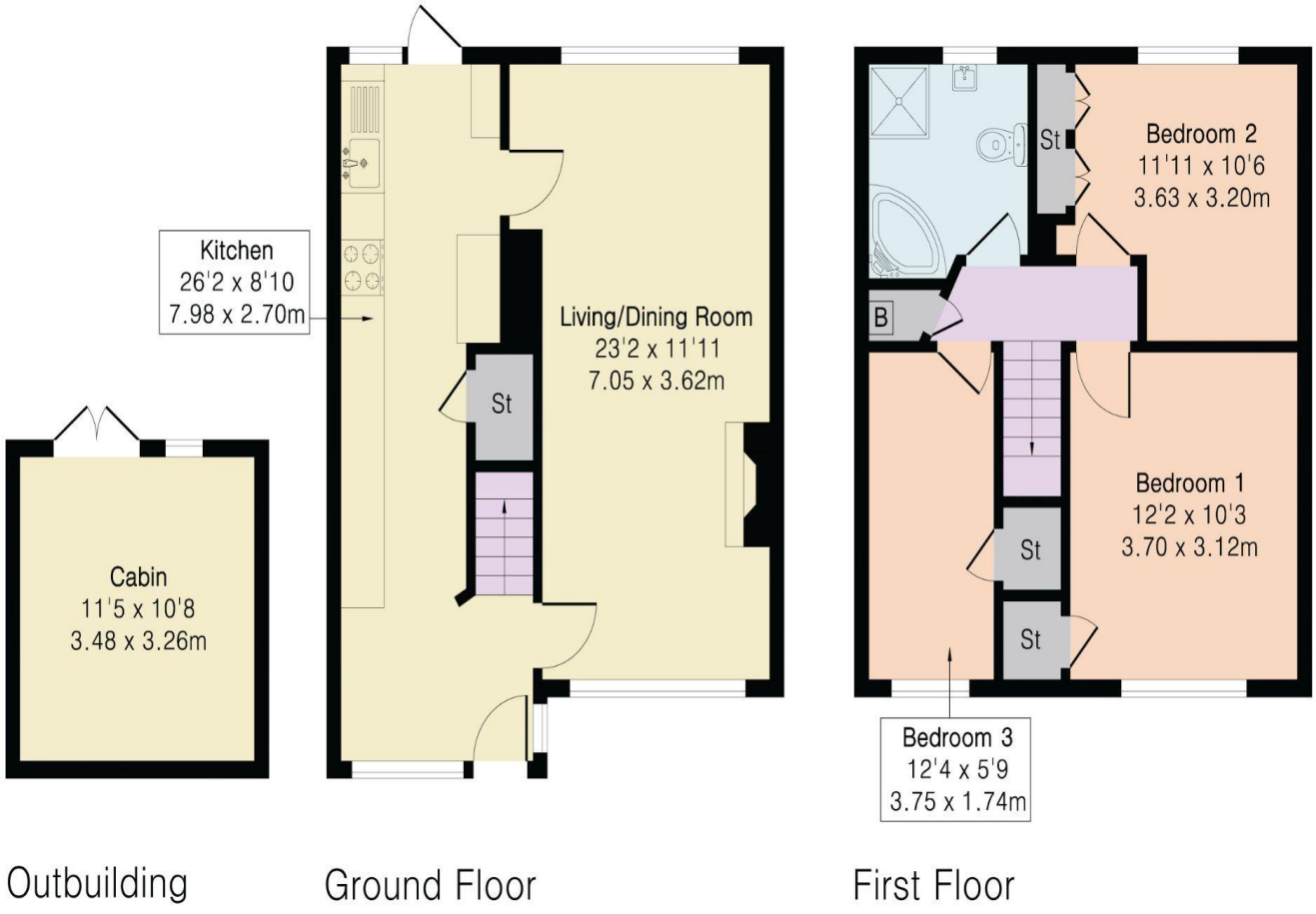
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Approximate Gross Internal Area 931 sq ft - 87 sq m
(Excluding Outbuilding)

Ground Floor Area 479 sq ft – 45 sq m
First Floor Area 452 sq ft – 42 sq m
Outbuilding Area 122 sq ft – 11 sq m



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.

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