Easedale, Hawkshead Road, Potters Bar, EN6 1LU

Price: £749,950
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****

An attractive and well-presented, deceptively spacious 2/3 bedroom detached bungalow, ideally located in the desirable area of Little Heath. Offering versatile accommodation with good size rooms and a lovely conservatory, 40ft rear garden, and excellent extension potential to the side, rear and loft (S.T.P.P.). Offered Chain Free.

- 2/3 BEDROOM DETACHED BUNGALOW
- CHAIN FREE
- VERSATILE ACCOMMODATION
- GOOD SIZE ROOMS
- CONSERVATORY
- POTENTIAL TO EXTEND (STPP)
- 40FT REAR GARDEN
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION

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ACCOMMODATION
ENTRANCE HALLWAY
LOUNGE/BEDROOM
KITCHEN
RECEPTION ROOM
CONSERVATORY
UTILITY ROOM
2 BEDROOMS - one with En-Suite toilet
BATHROOM -with shower

40FT REAR GARDEN
GARAGE
OFF STREET PARKING

LOCATION
Easedale, Hawkshead Road is located in Little Heath, Potters Bar providing easy access to Potters Bar's many amenities including the mainline rail station with fast links into London Kings Cross (approx. 20 minutes). Junction 23 of the M25 & the A1(M) are approx. 2 miles distant, providing excellent local transport links and Brookmans Park is a short drive away. Local schooling includes Lochinver House school (Boys), Stormont (Girls) and Queenswood (Girls) and in the state sector Little Heath Primary, Chancellors and Mount Grace.

LOCAL AUTHORITY
Welwyn Hatfield Council.

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

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 of the 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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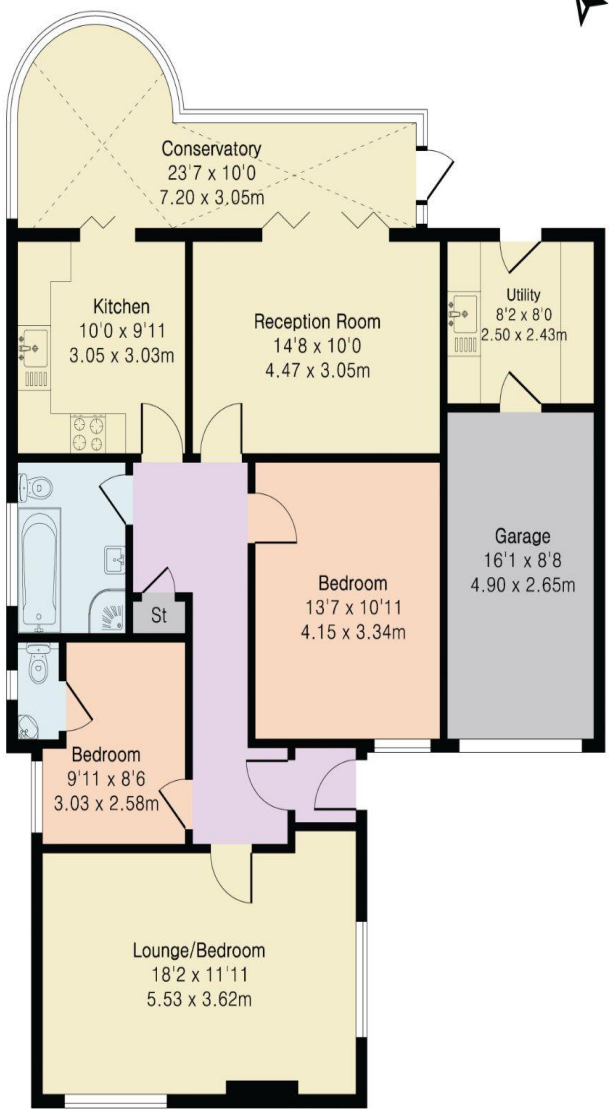



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Approximate Gross Internal Area 1100 sq ft - 102 sq m
(Excluding Garage)
Garage Area 213 sq ft – 20 sq m



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.