Cranmer Close, Potters Bar, EN6 1LB

Price: Offers Over £799,950
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



A well-presented 3 double bedroom detached family home situated in this sought after cul-de-sac location within Little Heath. The property has a spacious lounge/diner, separate family room, kitchen, approx. 50ft south facing rear garden, garage and off street parking. There is scope to enlarge subject to planning consents.

- 3 DOUBLE BEDROOM DETACHED FAMILY HOME
- CUL DE SAC
- SPACIOUS LOUNGE/DINER
- SEPARATE FAMILY ROOM
- 50FT SOUTH FACING REAR GARDEN
- GARAGE
- OFF STREET PARKING
- SCOPE TO ENLARGE (STPP)

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FEATURES

DESCRIPTION
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ACCOMMODATION
ENTRANCE HALLWAY
SITTING/DINING ROOM
KITCHEN
FAMILY ROOM
GROUND FLOOR CLOAKROOM

3 DOUBLE BEDROOMS
FAMILY BATHROOM - with shower

50FT SOUTH FACING REAR GARDEN
GARAGE
OFF STREET PARKING

LOCATION
Cranmer Close is a quiet Cul-De-Sac off of Hawkshead Road. Potters Bar Mainline Railway Station (Kings Cross/Moorgate) and main shops are a short drive away as are the M25 and A1(M).

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

LOCAL AUTHORITY
Welwyn Hatfield 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 £50 plus vat per person.

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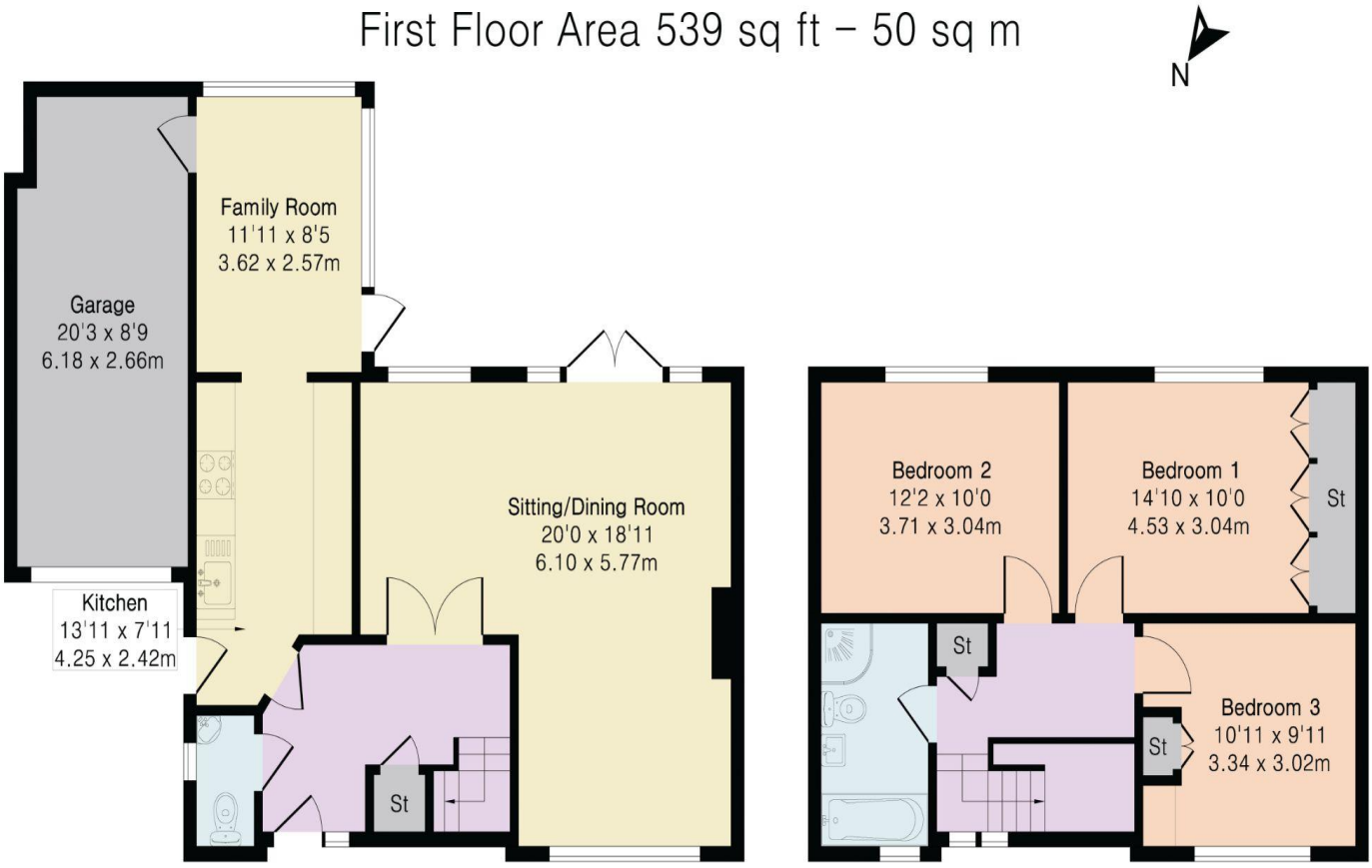
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Approximate Gross Internal Area 1362 sq ft - 126 sq m (Including Garage)

Ground Floor Area 823 sq ft – 76 sq m
First Floor Area 539 sq ft – 50 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.

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