Church Road, Potters Bar, EN6 1EY

Price: £615,000
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



A rarely available 3-bedroom 2-bathroom terraced character home. This property was previously 2 cottages now converted into 1. This property features great size rooms including a 31 ft living room. There is also a dining/hall, modern kitchen, utility room and ground floor shower room. The south facing rear garden is approx.. 90ft. This property has many characterful features and can only be truly appreciated with an internal viewing.

- 3 BEDROOM TERRACED CHARACTER HOME
- 2 BATHROOMS
- CHARACTERFUL FEATURES
- GREAT SIZE ROOMS
- UTILITY ROOM
- GROUND FLOOR SHOWER ROOM
- 90FT SOUTH FACING REAR GARDEN
- CLOSE TO AMENITIES

Church Road, Potters Bar, EN6 1EY

Price: £615,000
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

FEATURES

DESCRIPTION
A rarely available 3-bedroom 2-bathroom terraced character home. This property was previously 2 cottages now converted into 1. This property features great size rooms including a 31 ft living room. There is also a dining/hall, modern kitchen, utility room and ground floor shower room. The south facing rear garden is approx.. 90ft. This property has many characterful features and can only be truly appreciated with an internal viewing.

ACCOMMODATION
ENTRANCE HALLWAY
DINING /HALL
LIVING/DINING ROOM
KITCHEN
UTILITY ROOM
GROUND FLOOR CLOAKROOM - with shower

3 BEDROOMS
FAMILY BATHROOM

90fFT SOUTH FACING REAR GARDEN

LOCATION
Church Road is off Hatfield Road (A1000). The shops and mainline railway station (Kings Cross and Moorgate) are a short drive away (or approx 20-minute walk). The M25 and A1(M) are a short drive away. The area is renowned for its excellent schools in both the private and state sectors, including Dame Alice Owen's School, Little Heath Primary School, and Lochinver House School. The property is also within close proximity to the Royal Veterinary College and Queen Elizabeth's School for Boys.

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

LOCAL AUTHORITY
Hertsmere Council.

VIEWING
STRICTLY BY APPOINTMENT THROUGH 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.

Church Road, Potters Bar, EN6 1EY

Price: £615,000
Freehold

VANESSA MCCALLUM ESTATES

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk










Church Road, Potters Bar, EN6 1EY

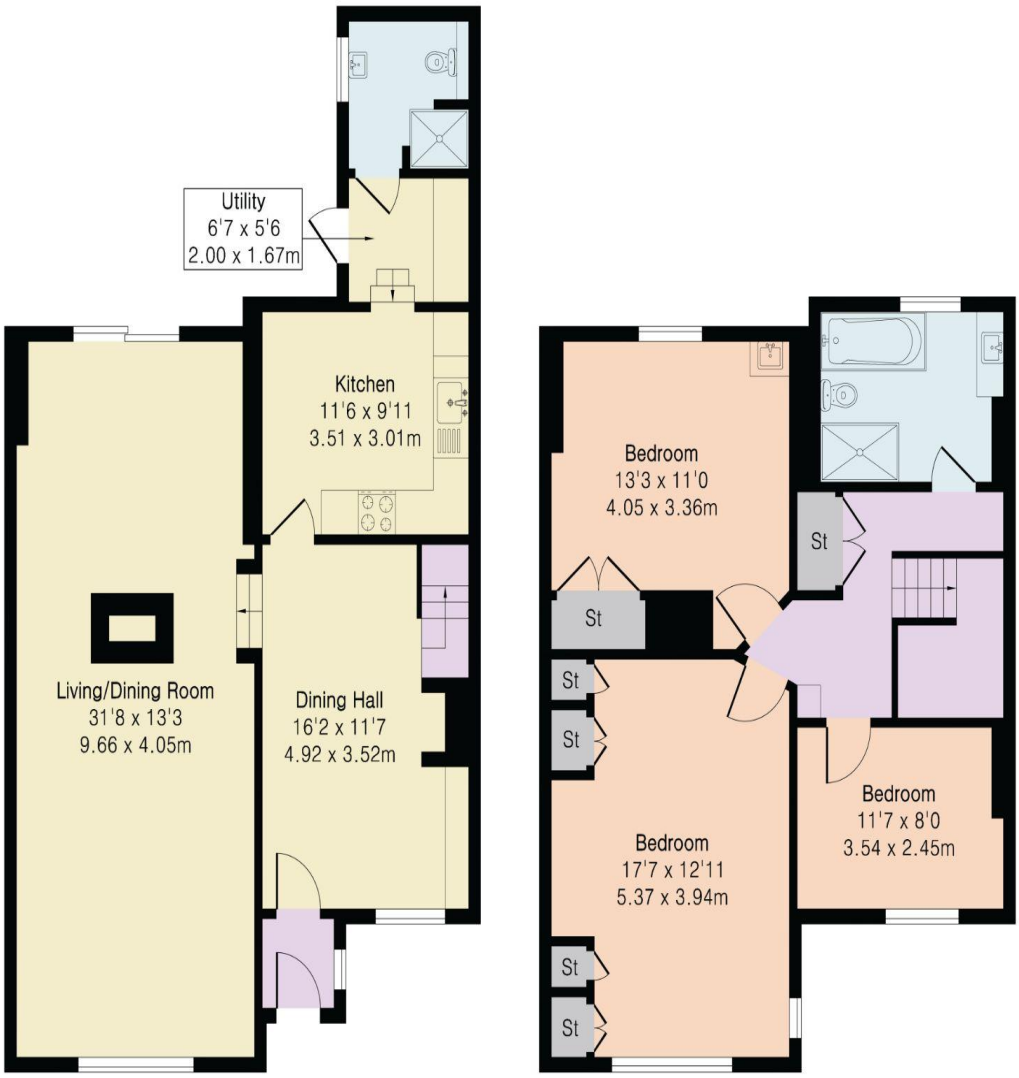
Price: £615,000
Freehold

VANESSA MCCALLUM ESTATES

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk

Approximate Gross Internal Area 1577 sq ft - 146 sq m

Ground Floor Area 842 sq ft – 78 sq m
First Floor Area 735 sq ft – 68 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.

VANESSA MCCALLUM ESTATES