

**Price: £429,950**

**Freehold**

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire, EN6 5BS  
Tel: 01707 320432  
Email: sales@vanessamccallumestates.co.uk  
www.vanessamccallumestates.co.uk



**A well-presented 2 bedroom end of terrace house situated in a quiet cul-de-sac, ideal as a starter home or investment purchase. The property is in good condition throughout and features a kitchen, lounge/ dining room with double doors to garden, bathroom, 2 allocated parking spaces, approximately 50ft rear garden.**

- 2 BEDROOM END OF TERRACE HOUSE
- LOUNGE/DINING ROOM
- 50FT REAR GARDEN WITH SIDE ACCESS
- ALLOCATED PARKING SPACES FOR 2 VEHICLES
- CUL DE SAC LOCATION
- CLOSE TO AMENITIES

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

ENTRANCE HALLWAY

KITCHEN

LOUNGE/DINING ROOM

2 BEDROOMS

SHOWER ROOM

50FT REAR GARDEN

STORAGE SHED

SIDE ACCESS

2 ALLOCATED PARKING SPACES- One directly in front of the property

### **LOCATION**

Oakfield Close is a Cul-de-Sac turning off Pinewood Drive which is off Laurel Fields. Conveniently situated close to the mainline railway station (Kings Cross and Moorgate), local schools and shops. The M25 and A1(M) are only a short drive away.

### **SERVICES**

Gas Central Heating and Mains Drainage.

Council Tax Band D

### **LOCAL AUTHORITY**

Hertsmere Council

### **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 £25 plus vat per person.

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**Approximate Gross Internal Area 550 sq ft - 51 sq m**

Ground Floor Area 281 sq ft - 26 sq m

First Floor Area 269 sq ft - 25 sq m

