Highview Gardens, Potters Bar, EN6 5PN

Price: £730,000
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



****CHAIN FREE****

We are delighted to offer for sale this well presented 4 bedroom 2 bathroom semi detached family home situated in this convenient location. The property has been refurbished and provides 1,700 sq ft of spacious accommodation over 3 floors. Benefits include a large open plan kitchen/diner/family room with bi-folds, separate living room, study and utility room. The 95ft rear garden is mainly laid to lawn and has a full width patio. There is off street parking and the property is offered for sale chain free.

- 4 BEDROOM SEMI DETACHED FAMILY HOME
- CHAIN FREE
- 1,700 SQ FT OF SPACIOUS ACCOMMODATION
- OVER 3 FLOORS
- LARGE OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- SEPARATE LIVING ROOM
- 95FT REAR GARDEN
- OFF STREET PARKING

Highview Gardens, Potters Bar, EN6 5PN

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

Price: £730,000
Freehold

FEATURES

DESCRIPTION

****CHAIN FREE****

We are delighted to offer for sale this well presented 4 bedroom 2 bathroom semi detached family home situated in this convenient location. The property has been refurbished and provides 1,700 sq ft of spacious accommodation over 3 floors. Benefits include a large open plan kitchen/diner/family room with bi-folds, separate living room, study and utility room. The 95ft rear garden is mainly laid to lawn and has a full width patio. There is off street parking and the property is offered for sale chain free.

ACCOMMODATION
GROUND FLOOR
ENTRANCE HALLWAY
LIVING ROOM
STUDY
KITCHEN/DINER/FAMILY ROOM- with bi-folds
UTILITY ROOM
GROUND FLOOR CLOAKROOM

FIRST FLOOR
3 BEDROOMS
FAMILY BATHROOM

SECOND FLOOR
BEDROOM - with En-Suite shower room
- Juliet balcony

95FT REAR GARDEN
OFF STREET PARKING

LOCATION
Highview Gardens leads off Southgate Road and is ideally positioned being close to the local shops in the high street. The extensive shopping facilities in Darkes Lane are also nearby as is Potters Bar mainline station which provides a fast and frequent service to Kings Cross and Moorgate. Major road access is excellent with the M25 and A1(M) motorways being a short motoring distance away.

LOCAL AUTHORITY
Hertsmere Council.

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

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.

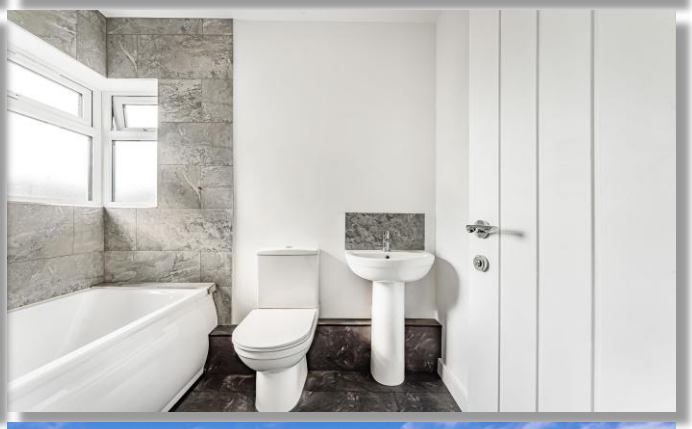
Highview Gardens, Potters Bar, EN6 5PN

Price: £730,000
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







Highview Gardens, Potters Bar, EN6 5PN

Price: £730,000
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

Approximate Gross Internal Area 1700 sq ft - 158 sq m

Ground Floor Area 869 sq ft – 81 sq m
First Floor Area 442 sq ft – 41 sq m
Second Floor Area 389 sq ft – 36 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.