

Allandale Crescent, Potters Bar, EN6 2JY

**£775,000**  
**Freehold**



Vanessa McCallum Estates Ltd  
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**\*\*CHAIN FREE\*\***

We are delighted to offer for sale this absolutely stunning fully refurbished 4 bedroom, 2 bathroom detached bungalow. The current owners have renovated this to an extremely high standard. This property benefits from a stunning kitchen/dining room and lounge to the rear overlooking the good size south/west facing garden which is around 90/100ft then leads onto a further 30/40ft rear garden. There is plenty of off street parking with the blocked pave driveway. This can only be appreciated with an internal viewing.

- 4 BEDROOM DETACHED BUNGALOW
- CHAIN FREE
- FULLY REFURBISHED
- STUNNING KITCHEN/DINING ROOM
- 2 BATHROOMS
- LOUNGE OVERLOOKING REAR GARDEN
- 90/100FT SOUTH /WEST FACING REAR GARDEN
- OFF STREET PARKING

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## **FEATURES**

## **DESCRIPTION**

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## **ACCOMMODATION**

ENTRANCE HALLWAY

KITCHEN/DINER

LIVING ROOM

4 BEDROOMS - one with En-Suite shower room

FAMILY BATHROOM

90/100FT SOUTH WEST REAR GARDEN - then leads onto a further 30/40ft rear garden.

OFF STREET PARKING

## **LOCATION**

Allandale Crescent is a turning just off of the Approach and Mutton Lane and is a convenient location for the local shops in Darkes Lane, Sainsbury's and the mainline railway station (Kings Cross/Moorgate). There are also several schools close by. Access onto the A1(M) and M25 are only a short drive away.

## **SERVICES**

Gas Central Heating and Mains Drainage.

Council Tax Band E

## **LOCAL AUTHORITY**

Hertsmere 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 £15 plus vat per person.



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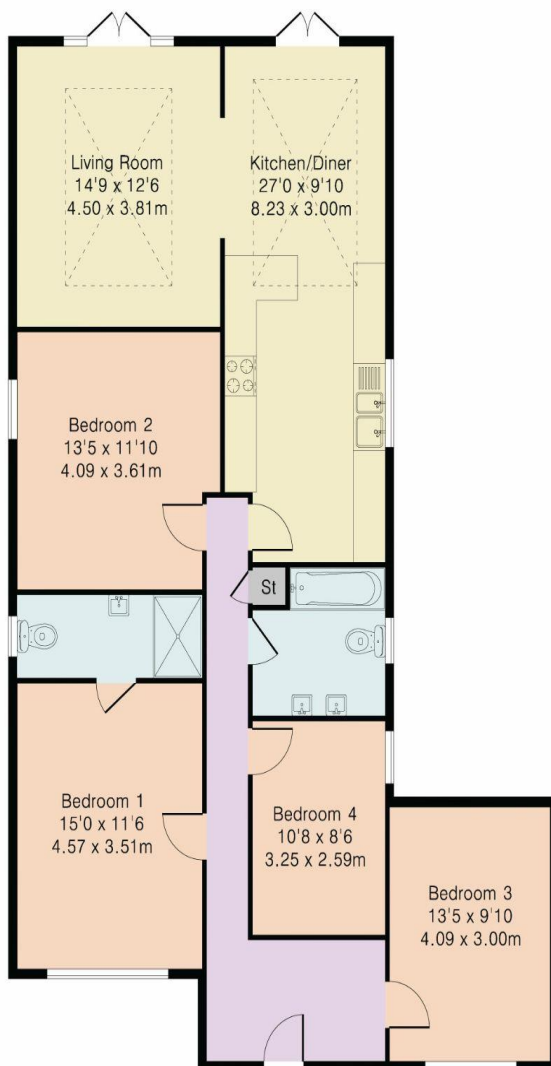
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Approximate Gross Internal Area 1288 sq ft - 120 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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