Elmscroft Gardens, Potters Bar, EN6 2JP

Price: £575,000
Freehold

VANESSA MCCALLUM ESTATES

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
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****CHAIN FREE****

A well presented larger than average 3/4 bedroom semi detached family home, located in this popular turning close to Potters Bar Town centre, Station and local schools. The property benefits from versatile living space including an open plan kitchen dining room with separate sitting room, bright front reception or bedroom, downstairs shower room. Upstairs provides well-proportioned bedrooms and a family bathroom. Externally boasts an approx. 77ft south-east facing garden, garage and off street parking.

- 3/4 BEDROOM SEMI DETACHED FAMILY HOME
- CHAIN FREE
- OPEN PLAN KITCHEN/DINING ROOM
- SEPARATE SITTING ROOM
- GROUND FLOOR SHOWER ROOM
- 77FT SOUTH EAST FACING REAR GARDEN
- GARAGE/OFF STREET PARKING
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION

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ACCOMMODATION
ENTRANCE HALLWAY
LIVING/BEDROOM
SITTING ROOM
KITCHEN
GROUND FLOOR SHOWER ROOM

3 BEDROOMS
FAMILY BATHROOM
SEPARATE TOILET

77FT SOUTH EAST FACING REAR GARDEN
GARAGE
SIDE ACCESS
OFF STREET PARKING

LOCATION
Elmscroft Gardens is a turning off Aberdale Gardens & Sherwood Avenue and is a convenient location for the local shops of Darkes Lane, Sainsbury's and the mainline railway station (Kings Cross/Moorgate). There are 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 Borough 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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Approximate Gross Internal Area 1249 sq ft - 116 sq m
(Excluding Garage)
Ground Floor Area 724 sq ft – 67 sq m
First Floor Area 525 sq ft – 49 sq m
Garage Area 175 sq ft – 16 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.