Tempest Avenue, Potters Bar, EN6 5LH

OIEO: £699,950
Freehold

VANESSA MCCALLUM ESTATES

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
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An extended and well presented 4 bedroom 2 bathroom semi-detached family home benefitting from a 90ft rear garden and cabin to the rear. The property has a lovely open plan kitchen/dining room with bi-fold doors to a covered area in the garden. There is a separate lounge and the rest of the accommodation is set over 3 floors and can only be appreciated with an internal viewing.

- 4 BEDROOM SEMI DETACHED FAMILY HOME
- 2 BATHROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- BI -FOLD DOORS TO A COVERED AREA
- SEPARATE LOUNGE
- SET OVER 3 FLOORS
- 90FT REAR GARDEN WITH CABIN
- OFF STREET PARKING

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FEATURES

DESCRIPTION
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ACCOMMODATION
ENTRANCE HALLWAY
LIVING ROOM
KITCHEN/DINING ROOM
GROUND FLOOR CLOAKROOM

FIRST FLOOR
3 BEDROOMS
FAMILY BATHROOM

SECOND FLOOR
BEDROOM - with En-Suite shower room

90ft REAR GARDEN
CABIN
OFF STREET PARKING

LOCATION
Tempest Avenue is a turning off Oakmere Lane/Chace Avenue, which is just off Potters Bar High Street, conveniently situated for local shops, restaurants, schools and local parks. The M25 and mainline railway station (Kings Cross and Moorgate) 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 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 £50 plus vat per person.

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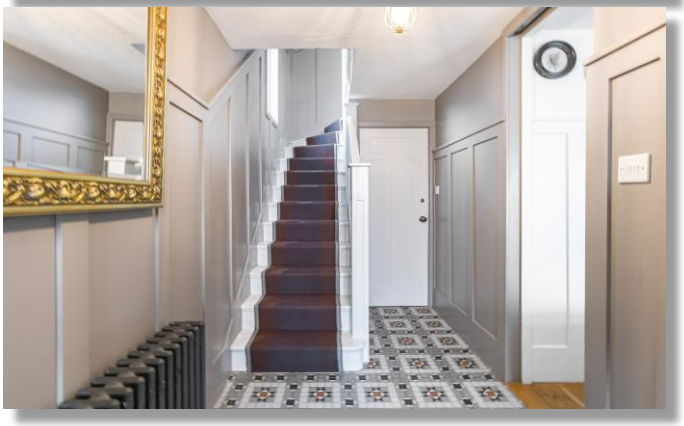
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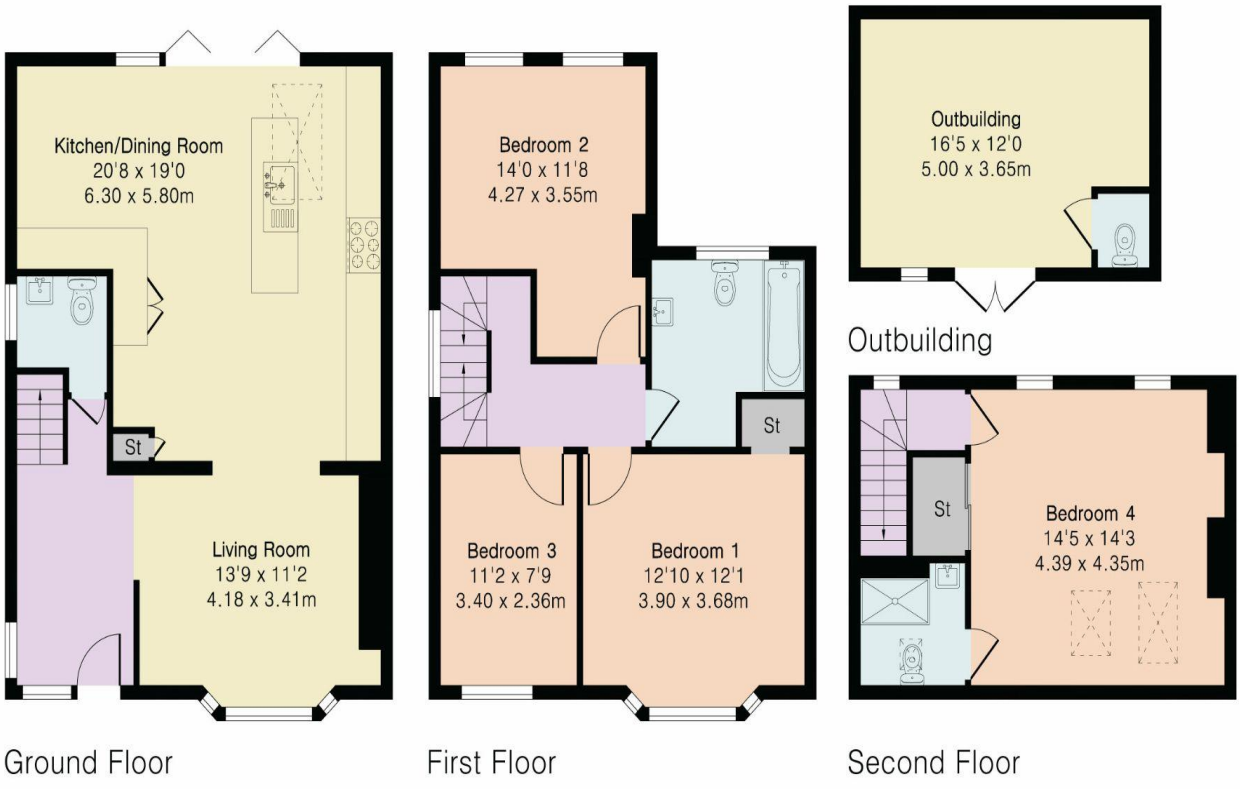

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Approximate Gross Internal Area 1457 sq ft - 135 sq m (Excluding Outbuilding)

Ground Floor Area 623 sq ft – 58 sq m
First Floor Area 539 sq ft – 50 sq m
Second Floor Area 295 sq ft – 27 sq m
Outbuilding Area 196 sq ft – 18 sq m



PINK PLAN

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.