Wroxham Gardens, Potters Bar, EN6 3DN

Price: £499,950
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



A well presented 3 bedroom semi-detached house situated in this popular road close to 'Wroxham School'. This property is so bright and has further scope to enlarge if needed (subject to planning consents). There is a private driveway, detached garage and a small rear garden.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- 2 RECEPTION ROOMS
- SCOPE TO ENLARGE (STPP)
- SMALL REAR GARDEN
- DETACHED GARAGE /PRIVATE DRIVEWAY
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION
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ACCOMMODATION
ENTRANCE HALLWAY
LOUNGE DINING ROOM
STUDY AREA
KITCHEN

3 BEDROOMS
FAMILY BATHROOM

REAR GARDEN
GARAGE
OFF STREET PARKING

LOCATION
Wroxham Gardens is a turning just off Mutton Lane. There are local shops close by. Ideally located a stones throw away from Wroxham primary school. Access onto the A1(M) and M25 is only a few minutes drive away. The mainline railway station (Kings Cross and Moorgate) are 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 of the 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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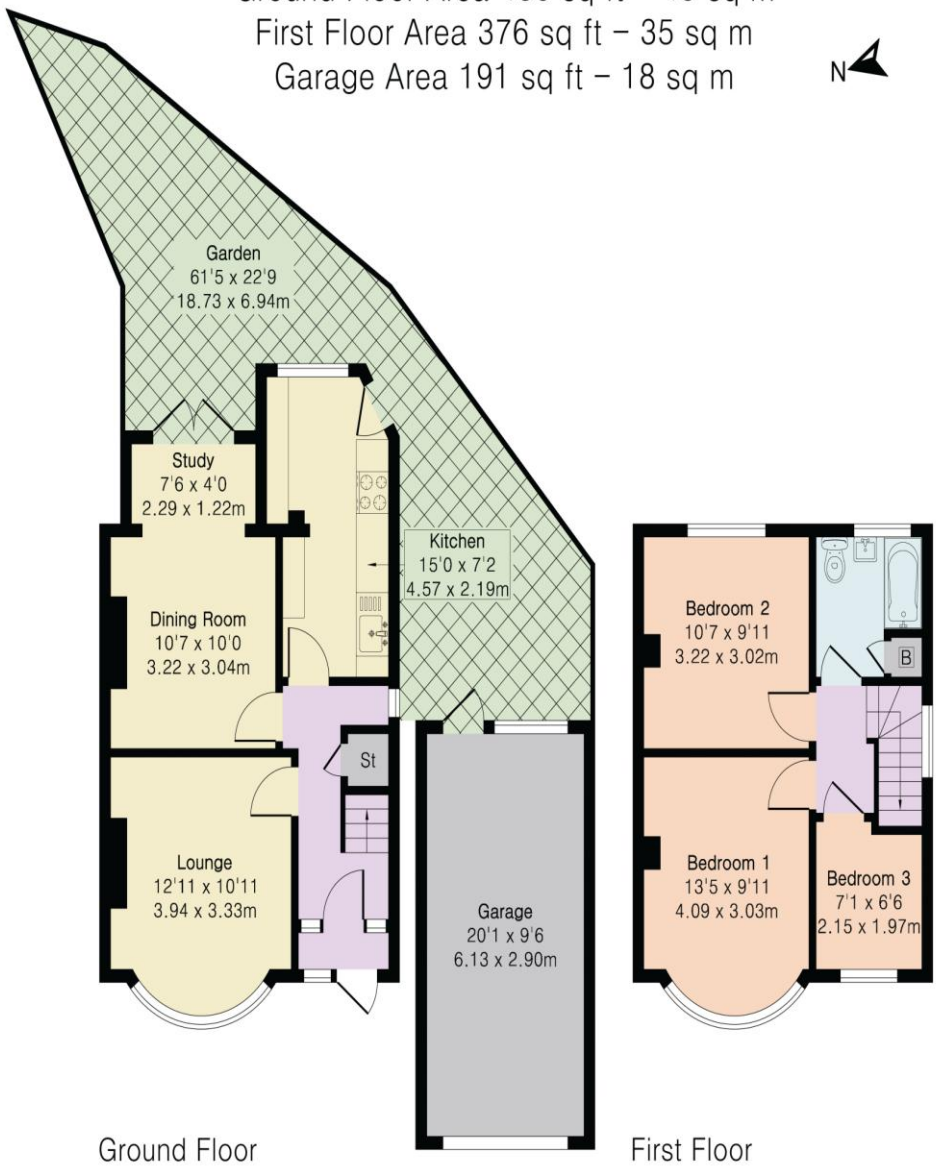



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Approximate Gross Internal Area 862 sq ft - 80 sq m
(Excluding Garage)
Ground Floor Area 486 sq ft – 45 sq m
First Floor Area 376 sq ft – 35 sq m
Garage Area 191 sq ft – 18 sq m



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.