

Gowar Field, Potters Bar, EN6 3NT



**Price: £329,950**  
**Freehold**

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Mobile: 07714 222 320  
Email: sales@vanessamccallumestates.co.uk  
<https://www.vanessamccallumestates.co.uk>



**We are delighted to offer for sale this well presented 2 bedroom home with a modern kitchen and bathroom, a good size lounge with a conservatory to the rear, a 25ft rear South facing garden and backs directly onto fields. The property is offered for sale on a chain free basis.**

2 Bedrooms

Conservatory

Lounge

Fitted Wardrobes to both Bedrooms

Kitchen

25ft Rear Garden Backing Fields

Bathroom

CHAIN FREE

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**DESCRIPTION** A Chain Free 2 bedroom property which is offered for sale in good decorative order and features a modern kitchen, bathroom, a good size lounge with the added bonus of a conservatory to the rear and features a 25ft South Facing Rear Garden.

**ACCOMMODATION** Entrance Vestibule – Cupboard Housing Boiler Hallway – 10'5 in length – doorway through to : Lounge – 13'9 x 11'10, square archway through to : Conservatory – 7'6 x 9'10 French doors to rear garden Kitchen – 10'0 x 9'0 Bedroom 1 – 10'10 (to front Fitted Wardrobes) x 8'10 Bedroom 2 – 8'8 x 7'8 (plus fitted wardrobes) Bathroom – 5'9 x 6'0 25ft Rear Garden low maintenance with shed On-Street Parking

**LOCATION** Gowar Field is a quiet cul-de-sac turning off of Brookside, which is a turning off Blanche Lane in the heart of the delightful village of South Mimms. The primary school is just a few minutes walk away. Access to the M25 and A1(M) are only a short drive away.

**SERVICES** Gas Central Heating and Mains Drainage.

**LOCAL AUTHORITY** Hertsmere Borough Council.

**VIEWING** Strictly by appointment through 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. You need to provide us with the following documents: \* One form of photographic identification (i.e. Passport, Photocard Driving License, National Identity Card) \* A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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