

Borough Way, Potters Bar, EN6



Price: £520,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



A well presented 3 Bedroom Semi detached family home. Situated in this sought after location and benefits from a great south facing garden and off street parking.

- 3 BEDROOM SEMI-DETACHED HOUSE
- SOUTH FACING REAR GARDEN
- OPENPLAN KITCHEN/BREAKFAST ROOM
- WALKING DISTANCE TO SCHOOLS
- OFF-STREET PARKING
- SHORT WALK TO POTTERS BAR STATION

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FEATURES

DESCRIPTION

An extremely well presented 3 Bedroom Semi detached family home. Situated in this sought after location and benefits include a bright and spacious through lounge dining room, kitchen breakfast room, a great south facing garden and off street parking. An internal viewing is highly recommended.

ACCOMMODATION

Approx 22ft Lounge, open-plan
Kitchen/Breakfast Room
Family Bathroom
3 Bedrooms
Approx 70ft South Facing Rear Garden
Off-street Parking

LOCATION

Borough Way is a continuation of Cambridge Drive and is situated off of Auckland Road. It 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.

LOCAL AUTHORITY

Hertsmere Council.

SERVICES

Gas Central Heating and Mains Drainage.

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. 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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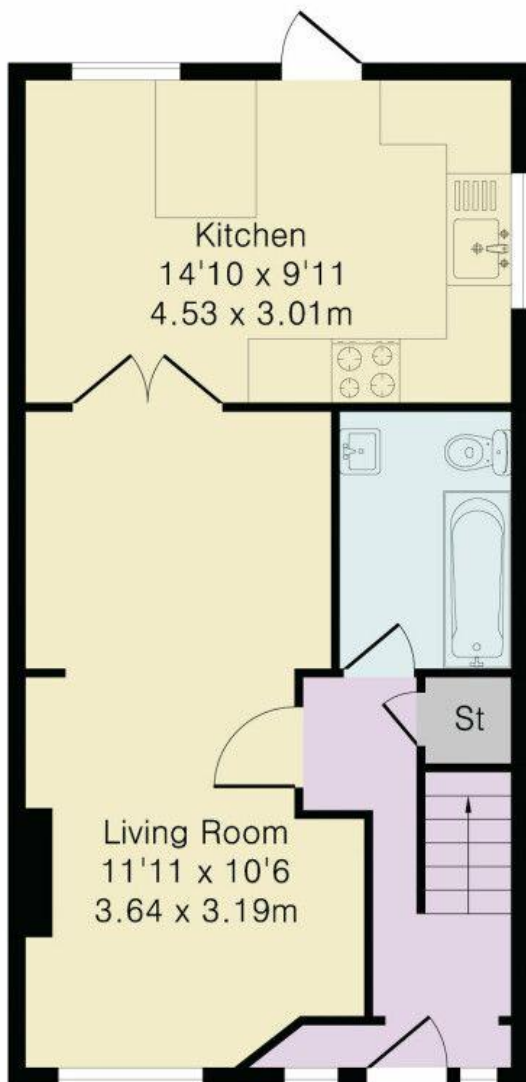
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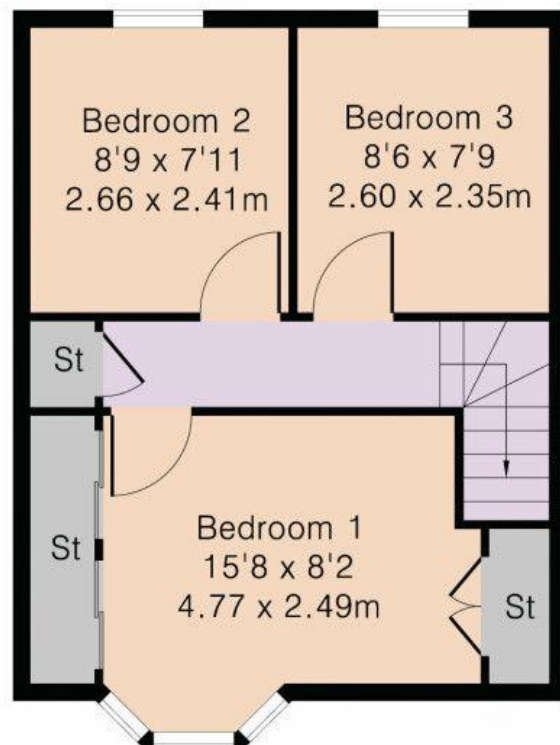
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Approximate Gross Internal Area 774 sq ft – 72 sq m
Ground Floor Area 449 sq ft – 42 sq m
First Floor Area 325 sq ft – 30 sq m



Ground Floor



First Floor