

Sherwood Avenue, Potters Bar, EN6 2LD

Price: £595,000



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
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A chance to acquire a chain free generously proportioned 3 bedroom detached bungalow in need of updating but with great potential to extend (stpp). Features include a beautiful secluded west facing rear garden of approximately 60ft, ample off street parking, detached garage, spacious reception room, kitchen breakfast room, double glazing and solar panels to roof. Early viewing recommended.

- 3 Bedroom Detached Bungalow
- Potential To Extend (STPP)
- Detached Garage
- Beautiful Secluded West Facing Rear Garden
- Spacious Reception Room
- Kitchen/Breakfast Room
- Double Glazed
- Off Street Parking

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FEATURES

DESCRIPTION A chance to acquire a chain free generously proportioned 3 bedroom detached bungalow in need of updating but with great potential to extend (stpp). On the market for the first time in over 50 years the property features good size entrance hall, 3 bedrooms, shower room with separate W.C. Kitchen breakfast room with door to garden, spacious lounge dining room with double doors to garden, double glazing throughout. Externally the property features a detached garage, ample off street parking, solar panels to roof and a beautiful secluded west facing rear garden of approximately 60ft. Early viewing recommended.

ACCOMMODATION

Entrance Hall 11'1 x 9'0
Bedroom One 14'2 (in to bay window) x 10'10 (in to chimney recess)
Bedroom Two 10'10 x 10'2 (to front of fitted wardrobes)
Bedroom Three 10'9 x 6'0
Separate W.C
Shower Room
Kitchen Breakfast Room 16'0 x 7'9
Through Lounge Dining Room 21'3 x 14'6
Exterior Private driveway with space for several vehicles, remainder laid to lawn, gates leading to
Garage 18'2 x 10'5
Rear Garden approximately 60ft West facing secluded garden, mainly laid to lawn with small patio area.

LOCATION Sherwood Avenue is a turning off Brookland Gardens which in turn is off Dugdale Hill Lane 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, Mains Drainage and Solar Panel's to roof.

LOCAL AUTHORITY Hertsmere 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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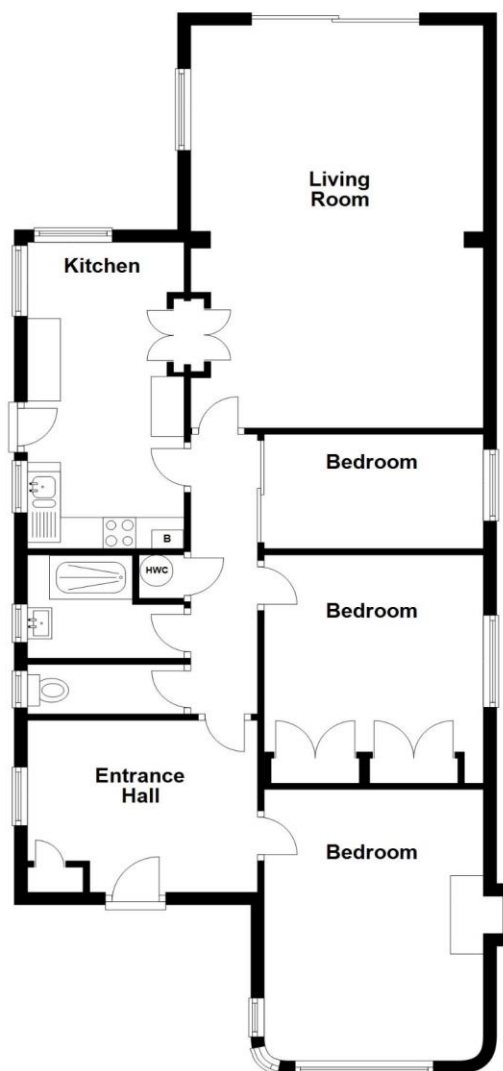
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Ground Floor

Approx. 106.8 sq. metres (1150.0 sq. feet)



Total area: approx. 106.8 sq. metres (1150.0 sq. feet)