

Mimms Hall Road, Potters Bar, EN6 3DY

Price: £725,000
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



We are delighted to offer for sale this extended and great size 3/4 bedroom semi-detached family home which is on a corner plot and has a delightful 65ft x 60ft rear garden and off street parking. The property has versatile accommodation with potential for fourth bedroom or family room downstairs. Scope to extend STPP - An internal viewing is highly recommended.

- 3/4 Bed Semi-detached House
- Open-plan Modern Kitchen/ Diner with Underfloor Heating.
- 2 Luxury Bath/Shower Rooms
- Full width patio
- Scope to extend further STPP
- Corner Plot
- Utility Room
- 65' x 60' West Facing Rear Garden
- Off street parking

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FEATURES

DESCRIPTION

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ACCOMMODATION

Spacious Entrance Hallway
Guest Cloakroom
Spacious Lounge
TV Room/Bedroom 4
Kitchen/ Diner (with underfloor heating)
Utility Room

Spacious First Floor Landing

Bedroom 1 with Luxury En-Suite Shower Room
2 further bedrooms
Luxury Family Bathroom/Shower Room
65' x 60' Rear Garden
Private Driveway

LOCATION

This property is situated on the corner of Mimms Hall Road and Oulton Crescent. It is just over a mile to Potters Bar Mainline Station (Kings Cross/Moorgate) and a short walk to local shops and primary schools. The M25/A1M is a short drive away.

SERVICES

Gas Central Heating and Mains Drainage.

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. You need to provide us with the following documents:

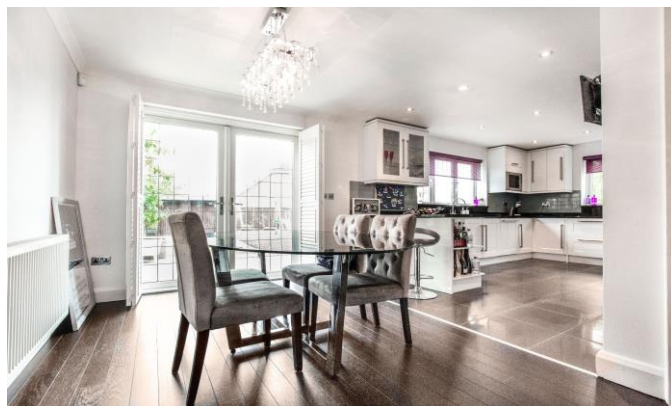
- * One form of photographic identification (i.e. Passport, Photocard Driving License, National Identity Card)
- * A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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Approximate Gross Internal Area
1467 sq ft - 136 sq m



Ground Floor

First Floor