

Lynton Crest, Potters Bar, EN6

Price: £360,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
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A rarely available 2 bedroom first floor maisonette which benefits from owning the freehold, has a private garden and has off street parking for 1 vehicle. This property is offered for sale in good decorative order and is in an excellent location for the mainline railway station and shops. An early viewing is highly recommended.

- 2 BEDROOM FIRST FLOOR MAISONETTE
- SHORT WALK TO POTTERS BAR RAILWAY STATION
- CLOSE TO AMENITIES OF POTTERS BAR
- OWN PRIVATE GARDEN
- CONVENIENTLY LOCATED
- FREEHOLD PROPERTY
- CLOSE TO GOOD SCHOOLS
- OFF- STREET PARKING FOR 1 VEHICLE

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FEATURES
DESCRIPTION

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ACCOMMODATION

PRIVATE ENTRANCE
LOUNGE – 14,0 X 11'8
KITCHEN – 9'6 X 9'3
BATHROOM
BEDROOM 1 – 13'0 X 11'0
BEDROOM 2 – 11'0 X 7'2
PRIVATE GARDEN
OFF-STREET PARKING FOR 1 VEHICLE

LOCATION

Strafford Gate is an extremely convenient location with Ladbrooke School, local shops and mainline railway station (Kings Cross/Moorgate) close by. Tesco's and Sainsbury's are also a short walk away. The M25 and A1(M) are only 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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