

Quakers Lane, Potters Bar, EN6



OIEO £650,000
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 4 bedroom 2 bathroom semi-detached chalet bungalow with versatile accommodation over the 2 floors. This is a popular turning in Potters Bar close to many good schools. The property benefits from an approx.80ft South Facing Rear Garden with a summer house to the rear. There is off street parking and a garage. An internal viewing is highly recommended.

- 4 BEDROOM SEMI DETACHED CHALET BUNGALOW
- 2 BATHROOMS
- VERSATILE ACCOMMODATION OVER 2 FLOORS
- APPROX 80FT SOUTH FACING REAR GARDEN
- SUMMER HOUSE
- OFF STREET PARKING
- GARAGE
- CLOSE TO MANY GOOD SCHOOLS

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FEATURES

DESCRIPTION

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ACCOMMODATION

Entrance Hallway
Utility Room
Lounge/Dining Room
Kitchen
Bedroom 3 & 4
Family Bathroom
First Floor
Bedroom 1 & 2
Family Bathroom
Approx 80ft South Facing Rear Garden
Summer House
Off Street Parking
Garage

LOCATION

Quakers Lane is off Hatfield Road, Church Road and Mount Grace Road. Darkes Lane and the High Street are only a short walk away, with a variety of shops and restaurants. Mount Grace Secondary School and Little Heath Primary school are only a short distance away. Potters Bar mainline railway station is located in Darkes Lane and provides a fast and frequent service into London (Kingscross/Moorgate). The M25 and the A1(M) are only 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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Approximate Gross Internal Area 1357 sq ft – 126 sq m
Ground Floor Area 818 sq ft – 76 sq m
First Floor Area 397 sq ft – 37 sq m
Garage Area 142 sq ft – 13 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

