

Allandale Crescent, Potters Bar, EN6



Price: £700,000
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



Rare to the market is this 3 double bedroom detached chalet bungalow situated in a popular turning close to all amenities. This has been extended by the current owners to provide good size accommodation and benefits from 2 reception rooms and a separate study (or a single bedroom). The beautiful south facing rear garden is approx. 115ft in length and has several outbuildings and sheds. There is off street parking for 4 vehicles and a garage. An internal viewing is highly recommended to avoid disappointment.

- 3 BEDROOM DETACHED CHALET BUNGALOW
- 2 RECEPTION ROOMS PLUS STUDY (OR 4TH BEDROOM)
- DOUBLE FRONTED PROPERTY
- MASTER BEDROOM SUITE
- LARGE DRIVEWAY
- SEVERAL SHEDS/OUTBUILDINGS
- APPROX 115FT SOUTH FACING REAR GARDEN
- WALKING DISTANCE TO SHOPS/SCHOOLS AND STATION

Allandale Crescent, Potters Bar, EN6



Price: £700,000
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

DESCRIPTION

Rare to the market is this 3 double bedroom detached chalet bungalow situated in a popular turning close to all amenities. This has been extended by the current owners to provide good size accommodation and benefits from 2 reception rooms and a separate study (or a single bedroom). The beautiful south facing rear garden is approx. 115ft in length and has several outbuildings and sheds. There is off street parking for 4 vehicles and a garage. An internal viewing is highly recommended to avoid disappointment.

ACCOMMODATION

Ground Floor

Good Size Entrance Hallway
Dining Room
Study (previously used as a single bedroom)
2 Bedrooms
Family Bathroom
Living Room
Kitchen/Breakfast Room

1st Floor

Master Bedroom with En-suite Shower Room and Walk-in Wardrobe
2 x Storage Cupboards

Exterior

Approx 115ft South Facing Rear Garden with Vegetable Plot
3 Sheds and an Outbuilding
Private Drive with Parking for 4 Vehicles
Garage

LOCATION

Allandale Crescent is a turning just off of the Approach and Mutton Lane and is a convenient location for the local shops in Darkes Lane, Sainsbury's and the mainline railway station (Kings Cross/Moorgate). There are also several schools close by. Access onto the A1(M) and M25 are only a short drive away.

SERVICES

Gas Central Heating and Mains Drainage.
There is an Alarm at this property.
Water Softener.

LOCAL AUTHORITY

Hertsmere Council.

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).

Allandale Crescent, Potters Bar, EN6



Price: £700,000
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



www.vanessamccallumestates.co.uk

Allandale Crescent, Potters Bar, EN6

Price: £700,000
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

Approximate Gross Internal Area 1588 sq ft – 147 sq m
Ground Floor Area 1284 sq ft – 119 sq m
First Floor Area 304 sq ft – 28 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.

