

Park Avenue, Potters Bar, EN6 5EN

**Price: £720,000**  
**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



**An extremely well presented, double fronted, 4 bedroom semi-detached family home which has been extended to the rear and side offering versatile family accommodation. New windows have been fitted October 2021. The superb 85/90ft south facing rear garden backs directly onto fields and features a large summerhouse. This property is in a popular location and an early viewing is highly recommended.**

- 4 BEDROOM SEMI-DETACHED HOUSE
- EXTENDED TO REAR AND SIDE
- VERY WELL PRESENTED HOME
- 2 BATHROOMS (ONE GROUND FLOOR)
- UTILITY ROOM
- 85-90FT SOUTH FACING REAR GARDEN
- BACKING ONTO FARMLAND
- LARGE SUMMERHOUSE
- OFF-STREET PARKING
- POPULAR LOCATION

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## FEATURES

### DESCRIPTION

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### ACCOMMODATION

Entrance Vestibule into Inner Hallway

Lounge

Open Plan Kitchen/Diner

Inner Lobby

Ground Floor Shower Room

Utility Room

Play Room/Office

4 Bedrooms

Family Bathroom

85-90ft(approx) South Facing Rear Garden with : Metal Shed and large Timber Summerhouse (with Power, heating and air con)

Off-Street Parking

### LOCAL AUTHORITY

Hertsmere Council.

### LOCATION

Park Avenue is a turning off Southgate Road, which in turn can be accessed from the High Street or the M25 roundabout for Potters Bar. This is conveniently situated for the M25, Cockfosters underground station, Tesco's and Potters Bar High Street. Potters Bar mainline railway station (Kings Cross/Moorgate) and Darkes Lane are only a short drive away. There are several schools nearby.

### 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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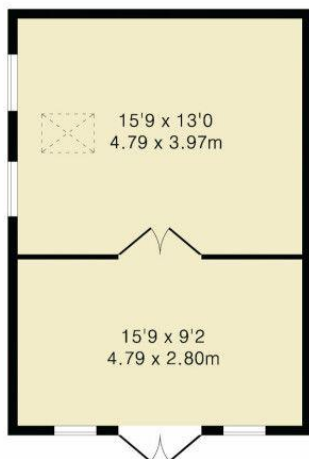
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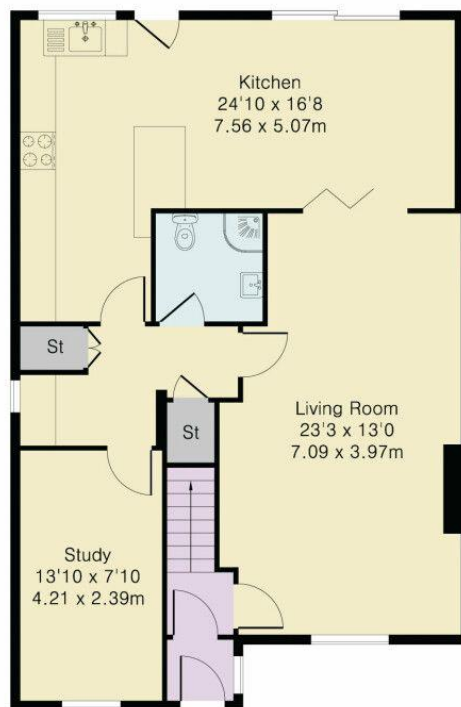
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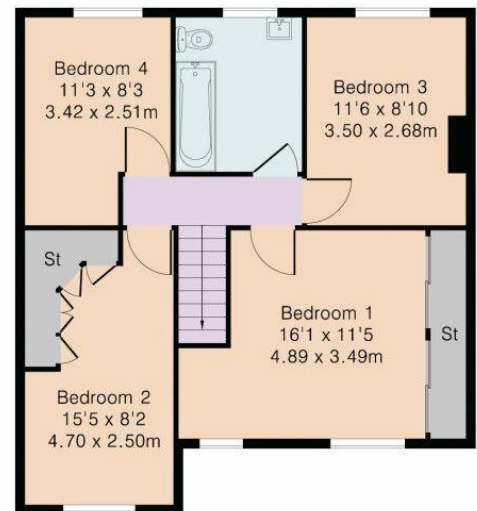
Approximate Gross Internal Area 1461 sq ft – 136 sq m  
Ground Floor Area 865 sq ft – 80 sq m  
First Floor Area 596 sq ft – 55 sq m



Summer House



Ground Floor



First Floor