

Byng Drive, Potters Bar, EN6 1UH

Price: £985,000
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 detached 4-bedroom chalet bungalow which provides flexible and versatile living accommodation, situated on one of Potters bar's most sought after locations. Benefits include approx. 2,200 sq ft of living accommodation, 4 bathrooms, 2 reception rooms, open plan kitchen dining room, garage, beautiful 116ft rear garden and off-street parking. The property is ideally positioned within walking distance of local shops, schools, Parkfield open space, and Potters Bar mainline station.

- 4 BEDROOM DETACHED CHALET BUNGALOW
- VERSATILE ACCOMMODATION
- 2 RECEPTION/4 BATHROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- APPROX 2,200SQ FT
- 116FT REAR GARDEN
- GARAGE
- OFF STREET PARKING
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
KITCHEN/DINING ROOM
SITTING ROOM
2 BEDROOMS - one with En-Suite shower room
FAMILY BATHROOM

FIRST FLOOR

2 BEDROOMS - with En-suite shower rooms & dressing rooms

116FT REAR GARDEN
GARAGE
OFF STREET PARKING

LOCATION

Byng Drive in Potters Bar is a desirable turning off of Darkes Lane, leading to Parkfield Open Space. Potters Bar main shops on Darkes Lane, Main Line Railway station (Kings Cross/Moorgate) and Sainsbury's are all a short walk away. The A1M and M25 are only a short drive away.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band G

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. Facial recognition will be offered at a charge of £25 plus vat per person.

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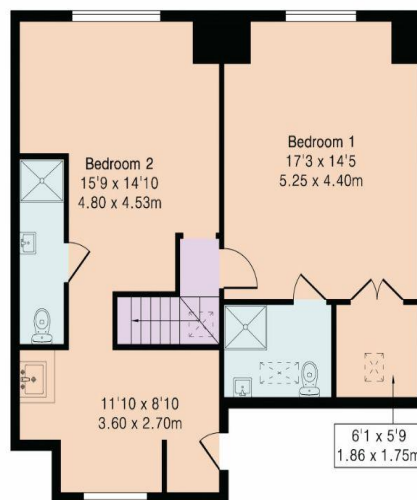
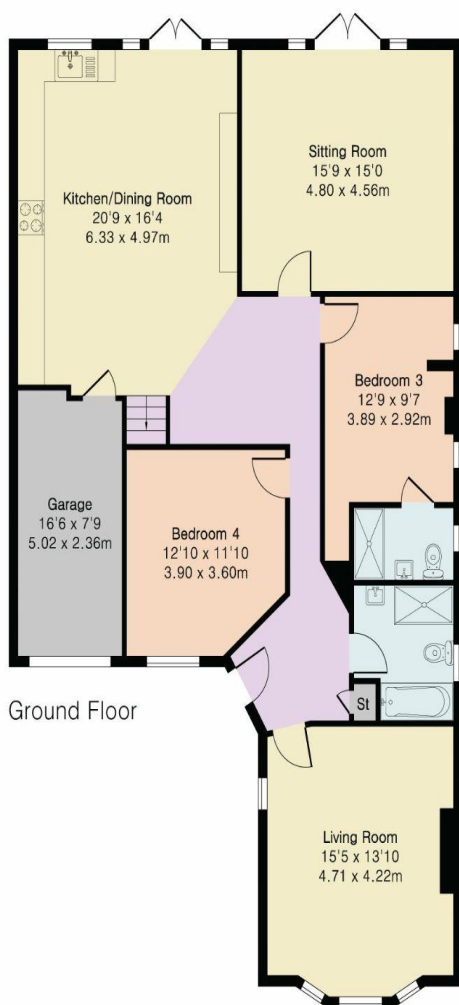


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Approximate Gross Internal Area 2274 sq ft - 211 sq m
(Including Garage)

Ground Floor Area 1506 sq ft – 140 sq m

First Floor Area 768 sq ft – 71 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

