

Oakfield Close, Potters Bar, EN6 2BE



Price: £529,950
Freehold

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



**** CHAIN FREE ****

A deceptively spacious 3/4 bedroom semi-detached family home arranged over 3 floors offering versatile accommodation, including off street parking and a 45ft West facing rear garden. The property is located in a quiet cul de sac within a short walk to Potters Bar mainline station, shops and well regarded schools.

- 3/4 BEDROOM SEMI DETACHED FAMILY HOME
- CHAIN FREE
- VERSATILE ACCOMMODATION
- OVER 3 FLOORS
- 45FT WEST FACING REAR GARDEN
- OFF STREET PARKING
- CUL DE SAC
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
BEDROOM
GROUND FLOOR CLOAKROOM

FIRST FLOOR

KITCHEN
LIVING ROOM
DINING ROOM

SECOND FLOOR

3 BEDROOMS - one with En-Suite shower room
FAMILY BATHROOM

45FT WEST FACING REAR GARDEN
OFF STREET PARKING

LOCATION

Oakfield Close is a Cul-de-Sac turning off Pinewood Drive which is off Laurel Fields. Conveniently situated close to the mainline railway station (Kings Cross and Moorgate), local schools and shops. The M25 and A1(M) are only a short drive away.

LOCAL AUTHORITY

Hertsmere Council

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band F

VIEWING

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

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Approximate Gross Internal Area 1206 sq ft - 111 sq m

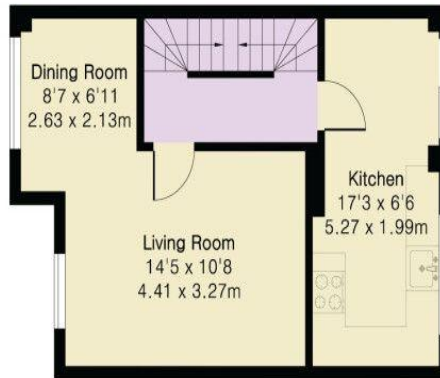
Ground Floor Area 380 sq ft – 35 sq m

First Floor Area 413 sq ft – 38 sq m

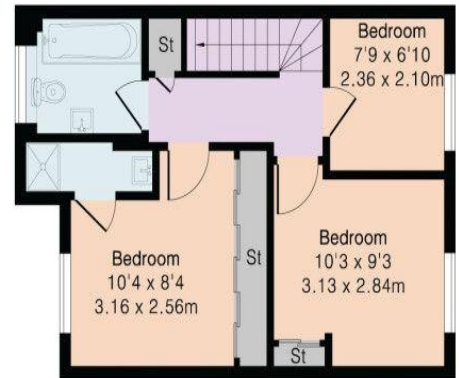
Second Floor Area 413 sq ft – 38 sq m



Ground Floor



First Floor



Second Floor



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.

