

Barnet Road, Potters Bar, EN6 2RD

Price: £525,000
Freehold



Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
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A deceptively spacious three- double bedroom semi-detached Victorian home, the property benefits from two generously sized reception rooms offering character features, conservatory, a well-appointed kitchen, and a family bathroom. Externally, there is a summer house with electricity set within a beautifully maintained 100ft rear garden with covered pergola. Ideally situated, the home is conveniently located for the amenities of Potters Bar High Street, M25 , as well as the mainline railway station, providing excellent transport links.

- 3 DOUBLE BEDROOM SEMI DETACHED VICTORIAN HOME
- 2 GENEROUSLY SIZED RECEPTION ROOMS
- CHARACTER FEATURES
- SUMMER HOUSE
- 100FT REAR GARDEN
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
FRONT ROOM
DINING AREA
KITCHEN
GROUND FLOOR BATHROOM
CONSERVATORY

3 DOUBLE BEDROOMS

100 FT REAR GARDEN - with covered pergola
SIDE ACCESS
SUMMER HOUSE- with electricity and lights

LOCATION

Barnet Road is a continuation from Potters Bar High Street heading towards Barnet. This is conveniently situated for the M25, Cockfosters underground station and Potters Bar High Street which is a short walk away. Potters Bar mainline railway station (Kings Cross/Moorgate) is a short level walk away.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band D

LOCAL AUTHORITY

Hertsmere

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

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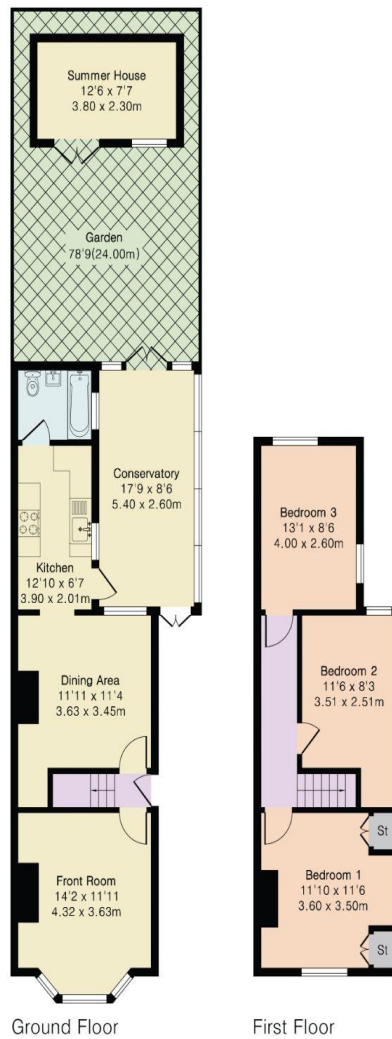


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Approximate Gross Internal Area 1079 sq ft - 100 sq m
(Excluding Outbuilding)

Ground Floor Area 639 sq ft - 59 sq m
First Floor Area 440 sq ft - 41 sq m
Outbuilding Area 94 sq ft - 9 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.

