

**Auckland Road, Potters Bar, EN6 3HF**

**Price: £645,000**  
**Freehold**

  
**VANESSA MCCALLUM**  
**ESTATES**

Vanessa McCallum Estates Ltd  
51 Bradmore Green, Brookmans Park,  
Hertfordshire, AL9 7QS  
Tel: 01707 320432  
Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)



**A well presented 3 bedroom semi-detached family home in a sought after turning close to good primary schools. This property benefits from 2 reception rooms, kitchen/breakfast room, good size master bedroom, modern bathroom, off street parking for several cars, side access, summer house and a stunning 175ft rear garden.**

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- 2 RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- GOOD SIZE MASTER BEDROOM
- SUMMER HOUSE
- STUNNING 175FT REAR GARDEN
- SIDE ACCESS
- OFF STREET PARKING

[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)

**Auckland Road, Potters Bar, EN6 3HF**



**Price: £645,000**  
**Freehold**

Vanessa McCallum Estates Ltd  
51 Bradmore Green, Brookmans Park,  
Hertfordshire, AL9 7QS  
Tel: 01707 320432  
Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)

## **FEATURES**

### **DESCRIPTION**

A well presented 3 bedroom semi-detached family home in a sought after turning close to good primary schools. This property benefits from 2 reception rooms, kitchen/breakfast room, good size master bedroom, modern bathroom, off street parking for several cars, side access, summer house and a stunning 175ft rear garden.

### **ACCOMMODATION**

ENTRANCE HALLWAY  
LIVING ROOM  
DINING ROOM  
KITCHEN

3 BEDROOMS  
FAMILY BATHROOM

175FT REAR GARDEN  
SIDE ACCESS  
OFF STREET PARKING

### **LOCATION**

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

### **SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band E

### **LOCAL AUTHORITY**

Hertsmere

### **VIEWING**

STRICTLY BY APPOINTMENT THROUGH 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.

Auckland Road, Potters Bar, EN6 3HF



Price: £645,000  
Freehold

Vanessa McCallum Estates Ltd  
51 Bradmore Green, Brookmans Park,  
Hertfordshire, AL9 7QS  
Tel: 01707 320432  
Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)



[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)

Auckland Road, Potters Bar, EN6 3HF



Price: £645,000  
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

**Approximate Gross Internal Area 999 sq ft - 93 sq m  
(Excluding Outbuilding)**

Ground Floor Area 594 sq ft – 55 sq m

First Floor Area 405 sq ft – 38 sq m

Outbuilding Area 145 sq ft – 13 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.

