Highview Gardens, Potters Bar, EN6 5PE

Price: £499,950
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



A deceptively spacious 3 bedroom semi-detached family home in need of some updating with scope to extend further s.t.p.p. Benefits include a larger than average 130ft West facing rear garden, 2 reception rooms, kitchen, utility room and private off street parking. The property is situated in a popular road within close proximity to Darkes Lane with its vast array of shops, cafe's and mainline rail station serving London Kings Cross.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- 2 RECEPTION ROOMS
- UTILITY ROOM
- DECEPTIVELY SPACIOUS
- SCOPE TO ENLARGE FURTHER STPP
- 130FT WEST FACING REAR GARDEN
- CLOSE TO AMENITIES
- OFF STREET PARKING

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FEATURES

DESCRIPTION
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ACCOMMODATION
ENTRANCE HALLWAY
LOUNGE
DINING ROOM
KITCHEN
UTILITY ROOM
GROUND FLOOR CLOAKROOM

3 BEDROOMS
FAMILY BATHROOM

130FT WEST FACING REAR GARDEN
OFF STREET PARKING

LOCATION
Highview Gardens leads off Southgate Road and is ideally positioned being close to the local shops in the high street. The extensive shopping facilities in Darkes Lane are also nearby as is Potters Bar mainline station which provides a fast and frequent service to Kings Cross and Moorgate. Major road access is excellent with the M25 and A1(M) motorways being a short motoring distance away.

SERVICES
Gas Central Heating (not in working order) and Mains Drainage.
Council Tax Band E

LOCAL AUTHORITY
Hertsmere Borough Council.

VIEWING
STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES

IMPORTANT INFORMTION 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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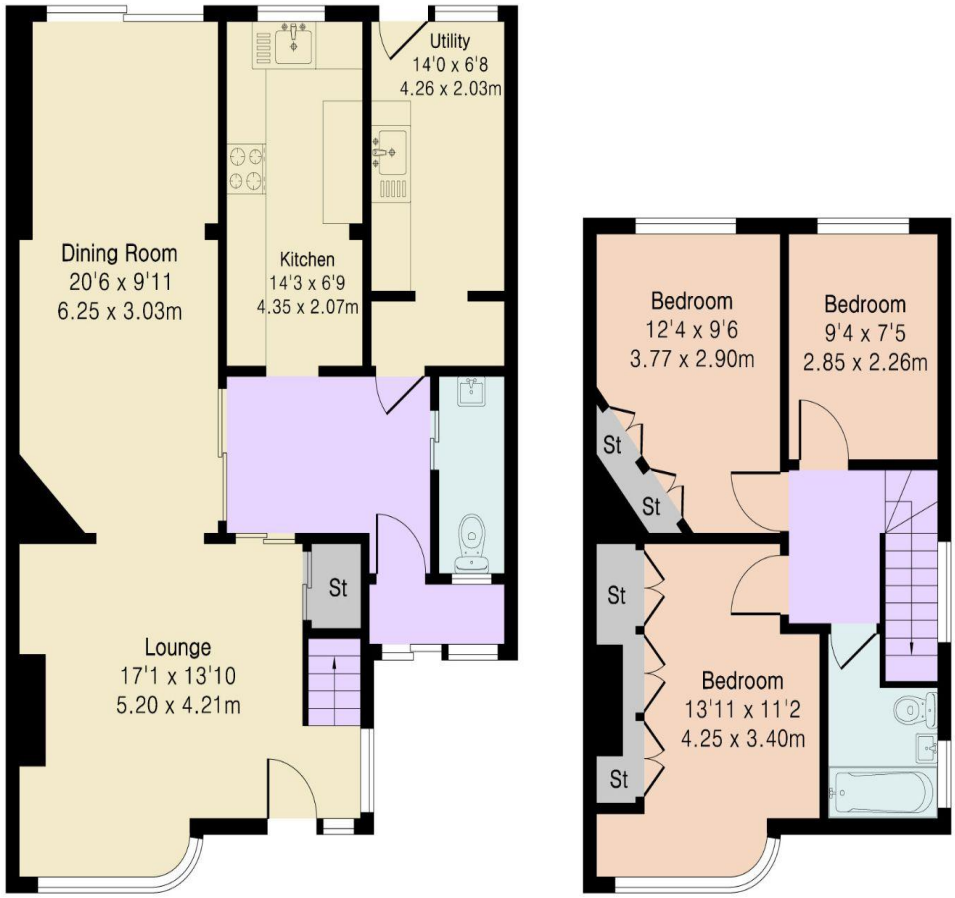

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Approximate Gross Internal Area 1201 sq ft - 111 sq m

Ground Floor Area 768 sq ft – 71 sq m
First Floor Area 433 sq ft – 40 sq m



Ground Floor First Floor

PINK PLAN

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.