

Billy Lows Lane, Potters Bar, EN6 1XN



**Price: £650,000**  
**Freehold**

Vanessa McCallum Estates Ltd  
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**\*\*CHAIN FREE\*\***

**Fancy a project? Situated in this sought after turning conveniently located for the mainline railway station and shops of Darkes Lane. This property is in need of full modernisation, currently benefits from 2 bedrooms, bathroom, large lounge, kitchen, large loft space, garage, carport, workshop, 135ft south facing mature rear garden and a private driveway. So much potential to enlarge further (stpp)**

- 2 BEDROOM DETACHED BUNGALOW
- CHAIN FREE
- IN NEED OF FULL MODERNISATION
- LARGE LOUNGE
- LARGE LOFT SPACE
- 135FT SOUTH FACING MATURE REAR GARDEN
- GARAGE AND CARPORT
- WORKSHOP
- POTENTIAL TO ENLARGE (STPP)
- CLOSE TO AMENITIES

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## **FEATURES**

### **DESCRIPTION**

#### **\*\*CHAIN FREE\*\***

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### **ACCOMMODATION**

ENTRANCE HALLWAY  
LIVING/DINING ROOM  
KITCHEN  
2 BEDROOMS  
BATHROOM  
LARGE LOFT SPACE

135ft SOUTH FACING MATURE REAR GARDEN  
GARAGE  
CARPORT  
WORKSHOP  
OFF STREET PARKING

### **LOCATION**

Billy Lows Lane is a desirable road within Potters Bar, off Hatfield Road and Darkes Lane. Potters Bar main shopping centre in 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

### **LOCAL AUTHORITY**

Hertsmere Council.

### **VIEWING**

STRICTLY BY APPOINTMENT WITH 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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**Approximate Gross Internal Area 1582 sq ft - 147 sq m  
(Including Garage)**

Ground Floor Area 1272 sq ft - 118 sq m

Loft Area 310 sq ft - 29 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.

