

Coopers Road, Potters Bar, EN6 1JQ

Price: £449,950
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 charming two-bedroom end-of-terrace character cottage, ideally situated in the sought-after location of Little Heath, Potters Bar. Well-presented throughout, the accommodation comprises a front reception room, kitchen, dining room, utility room and downstairs bathroom, with two bedrooms upstairs. Externally, the property benefits from a secluded 45ft west facing rear garden.

- 2 BEDROOM END OF TERRACE CHARACTER COTTAGE
- WELL PRESENTED THROUGHOUT
- SOUGHT AFTER LOCATION
- KITCHEN/ DINING ROOM
- UTILITY ROOM
- GROUND FLOOR BATHROOM
- SECLUDED 45FT WEST FACING REAR GARDEN
- SIDE ACCESS

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
KITCHEN/DINING ROOM
UTILITY ROOM
GROUND FLOOR BATHROOM

2 BEDROOMS

SECLUDED 45FT WEST FACING REAR GARDEN
SIDE ACCESS

LOCATION

Coopers Road is a continuation of Frampton Road and is a sought after turning off Hatfield Road (A1000). Little Heath Primary School and Mount Grace Secondary School are within walking distance. The shops and mainline railway station (Kings Cross and Moorgate) are a short drive away, as are the M25 and A1(M).

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band D

LOCAL AUTHORITY

Welwyn Hatfield Council.

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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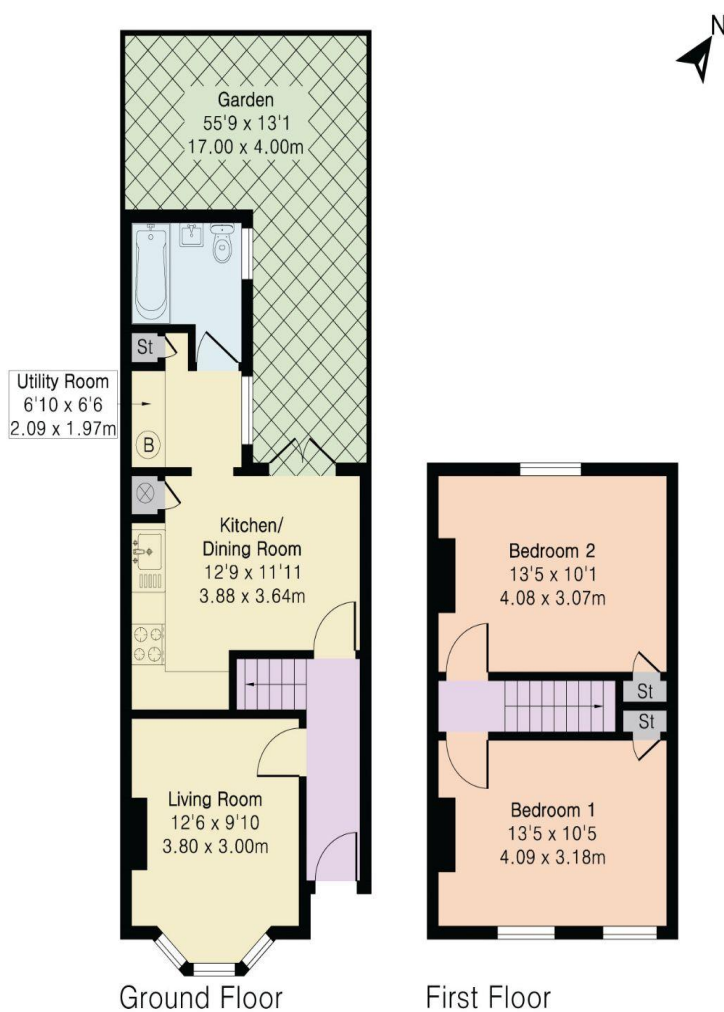


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Approximate Gross Internal Area 700 sq ft - 65 sq m

Ground Floor Area 392 sq ft – 36 sq m

First Floor Area 308 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.



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