

Tiverton Road, Potters Bar, EN6 5HX

Price: £572,500
Freehold



Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
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****CHAIN FREE****

Situated in a quiet turning off The Causeway in Potters Bar, this 3 bedroom semi-detached home offers spacious accommodation, off-street parking, a garage and approx. 40ft private rear garden with stunning open-field views. The property comprises a lounge, dining room, fitted kitchen, utility room, guest WC, two double bedrooms, a generous single bedroom and family bathroom. Offering excellent potential to extend to the side, rear and loft (subject to planning permission), this is an ideal opportunity to create a superb family home in a sought-after location.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- CHAIN FREE
- SPACIOUS ACCOMMODATION
- GROUND FLOOR CLOAKROOM
- SCOPE TO ENLARGE (STPP)
- 40FT REAR GARDEN WITH OPEN FIELD VIEWS
- GARAGE /OFF STREET PARKING
- CLOSE TO AMENITIES

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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

40ft REAR GARDEN- with open field views
GARAGE
OFF STREET PARKING

LOCATION

Tiverton is a turning off of Torrington Drive which in turn is a road off of the Causeway which is located just off Potters Bar High Street. Potters Bar and Cuffley are only a short drive away - they both have mainline railway stations with connections into London, and a wide range of shops. There is a selection of schools close by including Lochinver, Dame Alice Owens and Queenswood, and the M25 is also only a short drive away. Stormont girls school is a short walk away.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band E

LOCAL AUTHORITY

Hertsmere Council.

VIEWING

STRICTLY BY APPOINTMENT VIA 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 £50 plus vat per person.

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Approximate Gross Internal Area 1153 sq ft - 107 sq m
(Including Garage)

Ground Floor Area 710 sq ft – 66 sq m

First Floor Area 443 sq ft – 41 sq m

