

A 44, Thornton Road, Potters Bar, EN6 1JH

**Price: £325,000**  
**Share of Freehold**



Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
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**A rarely available 2 bedroom 1st floor maisonette situated in this sought after turning in Little Heath. This property benefits from a shared 55ft west facing rear garden and is being sold on a shared freehold basis. Good sized boarded loft with electric. There is a possibility this can be converted (subject to the usual planning consent) call early to avoid disappointment.**

- 2 BED FIRST FLOOR MAISONETTE
- SHARE OF FREEHOLD
- COMMUNAL ENTRANCE HALLWAY
- BOARDED LOFT SPACE
- SITUATED IN THIS SOUGHT AFTER TURNING IN LITTLE HEATH
- 55FT WEST FACING SHARED REAR GARDEN

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

Entrance Hallway  
Kitchen  
Lounge/Dining Room  
Bathroom  
2 Bedrooms  
55ft West facing shared rear garden

### **LOCATION**

Thornton Road 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 (or approx 20 minute walk). The M25 and A1(M) are a short drive away.

### **SERVICES**

Gas Central Heating & Mains Drainage  
Council Tax Band C  
Years left on Lease 135 (not verified)

### **LOCAL AUTHORITY**

Welwyn Hatfield 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 of the 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**

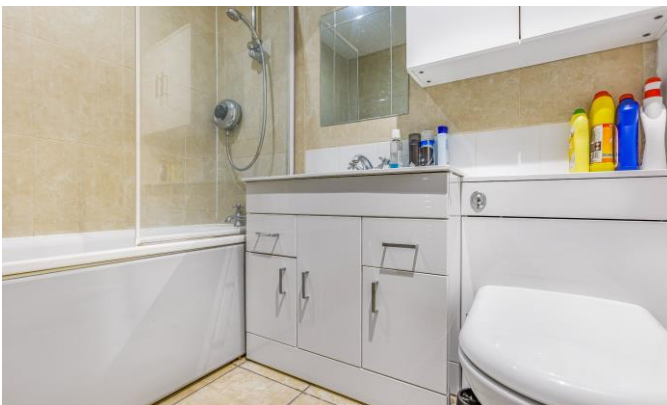
Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £15 plus vat per person.

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Approximate Gross Internal Area 553 sq ft – 51 sq m



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.

