

Cedar Close, Potters Bar, EN6 1EW



**Price: £725,000**  
**Freehold**

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: sales@vanessamccallumestates.co.uk  
www.vanessamccallumestates.co.uk



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

We are delighted to offer for sale this extended and extremely well presented 4 bedroom 2 bathroom semi-detached family home. Situated in this sought after cul-de-sac in Little Heath, the property has spacious rooms, off street parking and a low maintenance 45ft rear garden. The current owners have refurbished this to a high standard. The property is offered for sale on a chain free basis. Book an early viewing to avoid disappointment.

- 4 BEDROOM 2 BATHROOM SEMI DETACHED FAMILY HOME
- EXTENDED & EXTREMELY WELL PRESENTED
- CHAIN FREE
- SPACIOUS ROOMS
- LITTLE HEATH LOCATION
- PLAYROOM
- SOUGHT AFTER CUL-DE-SAC
- SIDE ACCESS
- OFF STREET PARKING
- LOW MAINTENANCE 45FT REAR GARDEN

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## FEATURES

### DESCRIPTION

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### ACCOMMODATION

ENTRANCE HALLWAY  
LIVING ROOM  
PLAYROOM  
GROUND FLOOR CLOAKROOM  
KITCHEN  
4 BEDROOMS - MASTER WITH AN EN-SUITE  
FAMILY BATHROOM  
OFF STREET PARKING  
LOW MAINTENANCE 45FT REAR GARDEN

#### Please Note:

Property was renovated when they moved in about 5 years ago - decorated & new flooring throughout + new double glazing windows  
\*New kitchen & tile flooring was installed about 2 years ago  
\*Water softener installed  
\*Underfloor heating in kitchen and both upstairs bathrooms  
\*Loft has been re-insulated and completely boarded on the sides & floor professionally recently

### LOCATION

Cedar Close is a Cul-De-Sac off Mountway. It is within walking distance for the local shops, restaurants and Potters Bar railway station which provides a fast and frequent service into London (Kings Cross/ Moorgate). The M25 and A1(M) are only a short drive away. Close proximity to Little Heath Primary School and Lochinver House School.

### SERVICES

Gas Central Heating and Mains Drainage.  
Council Tax Band F

### 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

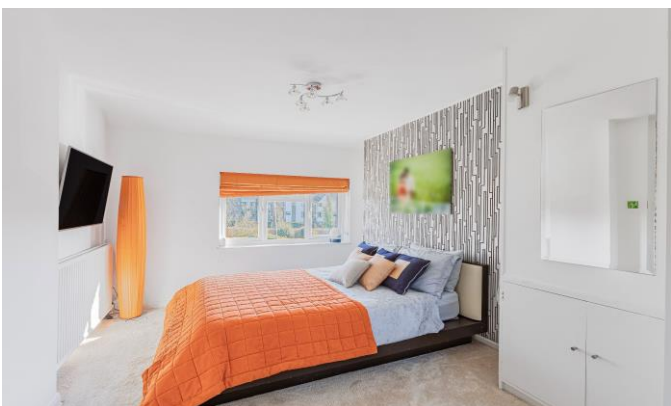
Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £15 plus vat per person.

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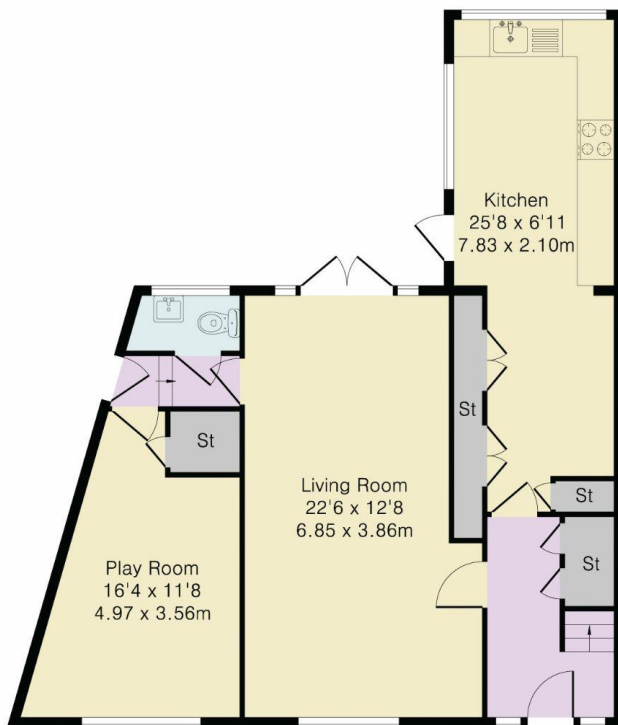
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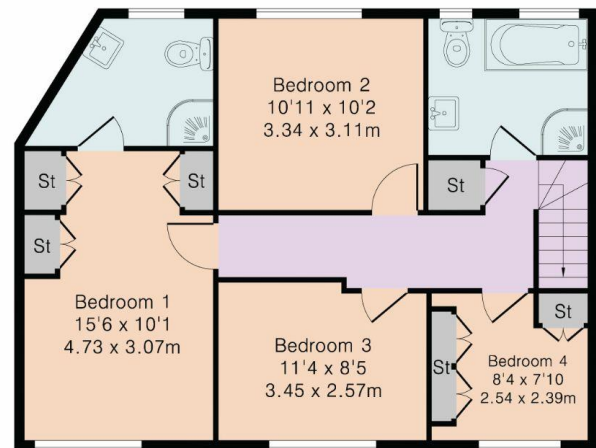
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Approximate Gross Internal Area 1424 sq ft – 132 sq m  
Ground Floor Area 764 sq ft – 71 sq m  
First Floor Area 660 sq ft – 61 sq m



Ground Floor



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.

