

Mount Grace Road, Potters Bar, EN6 1RD



Price: £1,225,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
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An imposing 6 bedroom 4 bathroom detached family home which is arranged over 3 floors. This property has a lovely modern open plan feel and benefits from bright and spacious rooms ideal for entertaining. There is a superb 170ft rear garden with large composite deck area to enjoy. There is plenty of off street parking for several vehicles. This property is ideally situated for the amenities of Potters Bar, walking distance to the railway station and close to many schools.

- IMPOSING 6 BEDROOM DETACHED HOUSE
- 4 BATHROOMS
- MODERN OPEN-PLAN LAYOUT
- BRIGHT AND SPACIOUS ROOMS
- APPROX 170FT REAR GARDEN
- LARGE COMPOSITE DECK AREA
- CLOSE TO POTTERS BAR AMENITIES
- CLOSE TO MANY GOOD PRIVATE AND PUBLIC SCHOOLS
- WALKING DISTANCE TO THE RAILWAY STATION
- PLENTY OF OFF-STREET PARKING FOR SEVERAL VEHICLES

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FEATURES

DESCRIPTION

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ACCOMMODATION

RECEPTION ROOM
DINING ROOM
SNUG
GUEST CLOAKROOM
UTILITY ROOM
KITCHEN/BREAKFAST ROOM

FIRST FLOOR

5 BEDROOMS WITH 3 EN-SUITES
FAMILY BATHROOM

2ND FLOOR

OFFICE/BEDROOM WITH WC AND STORAGE

EXTERIOR

APPROX 170FT REAR GARDEN
SUMMERHOUSE
OFF-STREET PARKING FOR SEVERAL VEHICLES

LOCATION

Mount Grace Road is a desirable turning within Potters Bar, off of Quakers Lane or Billy Lows Lane. Potters Bar main shopping centre in Darkes Lane, Main Line Railway station and Sainsbury's are all a short walk away. Mount Grace secondary school and a variety of primary schools are within walking distance. There are also several very good private schools close by. The A1M and M25 are only a relatively short drive away.

LOCAL AUTHORITY

Hertsmere Council.

SERVICES

Gas Central Heating and Mains Drainage. Council Tax Band G.

VIEWINGS

STRICLTY BY APPOINTMENT VIA 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. You need to provide us with the following documents: * One form of photographic identification (i.e. Passport, Photocard Driving Licence, National Identity Card) * A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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Approximate Area = 2492 sq ft / 231.5 sq m

Outbuilding = 107 sq ft / 9.9 sq m

Total = 2599 sq ft / 241.4 sq m

For identification only - Not to scale

