

Mountway, Potters Bar, EN6 1EP

OIEO: £1,500,000
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



Situated in this sought after turning is this well presented 6 bedroom 3 bathroom detached family home with over 2,600 sq ft (including outbuilding) of accommodation set over 3 floors. The property features a stunning spacious reception hallway, good size reception rooms, modern kitchen/dining room, Air conditioning to all 6 bedrooms, study to first floor with fully fitted furniture. The 100ft south/west facing rear garden is beautifully kept and has full width patio as well as a timber framed summer house. There is a carriage driveway providing off street parking for numerous vehicles. This property really has everything you could want in a family home.

- 6 BEDROOM DETACHED FAMILY HOME
- ACCOMMODATION SET OVER 3 FLOORS
- 3 BATHROOMS
- STUNNING SPACIOUS HALLWAY
- GOOD SIZE ROOMS
- 100FT SOUTH/WEST FACING REAR GARDEN
- TIMBER FRAMED SUMMER HOUSE
- CARRIAGE DRIVEWAY

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FEATURES
DESCRIPTION

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ACCOMMODATION

SPACIOUS ENTRANCE HALLWAY
FAMILY ROOM
RECEPTION ROOM
KITCHEN/DINER
UTILITY ROOM
GROUND FLOOR CLOAKROOM

FIRST FLOOR

5 BEDROOMS- 2 with En-Suites
STUDY
FAMILY BATHROOM

SECOND FLOOR

2 BEDROOMS
100FT SOUTH/WEST FACING REAR GARDEN
SUMMERHOUSE
SIDE ACCESS
CARRIAGE DRIVEWAY

OTHER EXTRAS INCLUDE

PREMIUM 'SMART' 7kw EV CHARGER
IRRIGATION SYSTEM IN GARDEN & HOT WATER TAP
UNDERFLOOR HEATING IN KITCHEN
INDIVIDUAL TRV 'SMART' HOME GENIUS HEATING SYSTEM

LOCATION

Mountway, is regarded as one of the most sought after turnings in Little Heath, and is situated off Church Road (continuation of Darkes Lane). 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. There are many good schools close by including Lochinver, Little Heath Primary School, Dame Alice Owen's and Mount Grace.

LOCAL AUTHORITY

Hertsmere Council.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band H

VIEWING

STRICTLY 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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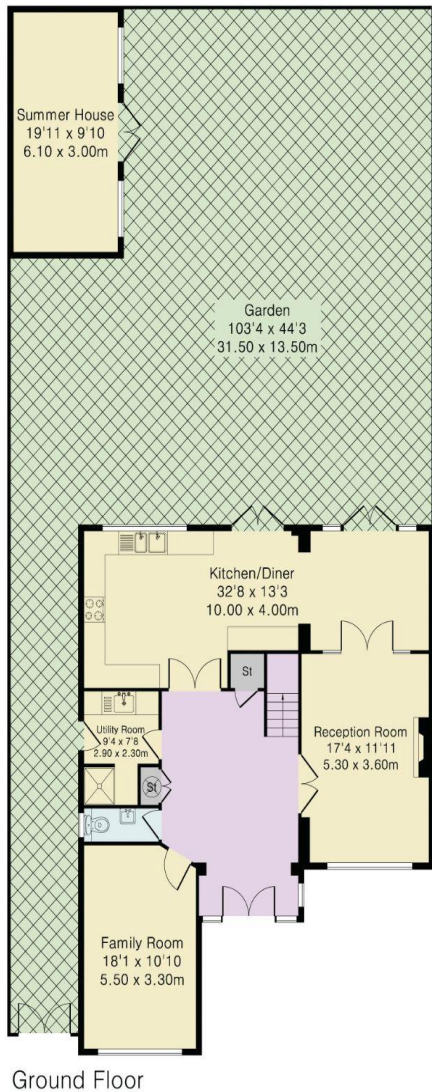
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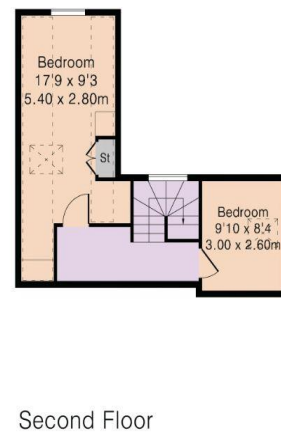
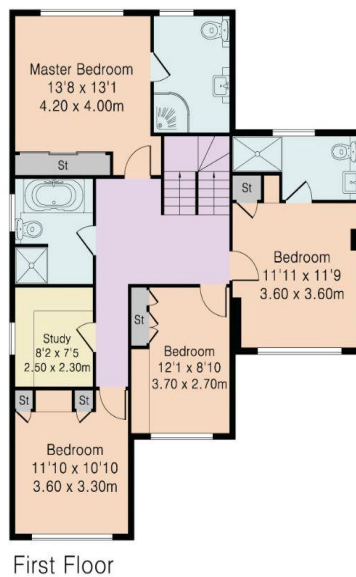


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Approximate Gross Internal Area 2634 sq ft – 245 sq m
Ground Floor Area 1082 sq ft – 101 sq m
First Floor Area 993 sq ft – 92 sq m
Second Floor Area 362 sq ft – 34 sq m
Outbuilding Area 197 sq ft – 18 sq m



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.

