

Mount Grace Road, Potters Bar, EN6 1QZ

Price: £1,150,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
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****CHAIN FREE****

On the market for the first time in over 27 years we are delighted to offer for sale this chain free, imposing 4 bedroom 2 bathroom double fronted detached family home. This property has 2 reception rooms and a good size kitchen/diner and has plenty of scope to enlarge even further (subject to planning consents). A real benefit of this property is the superb 135ft x 45ft South facing mature rear garden.

- 4 BEDROOM DOUBLE FRONTED DETACHED FAMILY HOME
- CHAIN FREE
- SCOPE TO ENLARGE (STPP)
- SUPERB 135FT X 45FT SOUTH FACING MATURE REAR GARDEN
- 2 RECEPTION/ 2 BATHROOMS
- GOOD SIZE KITCHEN/DINER
- GARAGE
- OFF STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
DINING ROOM
KITCHEN/DINER
GROUND FLOOR CLOAKROOM
4 BEDROOMS- one with En-Suite shower room
FAMILY BATHROOM
135FT X 45FT SOUTH FACING MATURE REAR GARDEN
SIDE ACCESS
GARAGE
OFF STREET PARKING

LOCATION

Mount Grace Road is a desirable turning within Potters Bar, off 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. 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

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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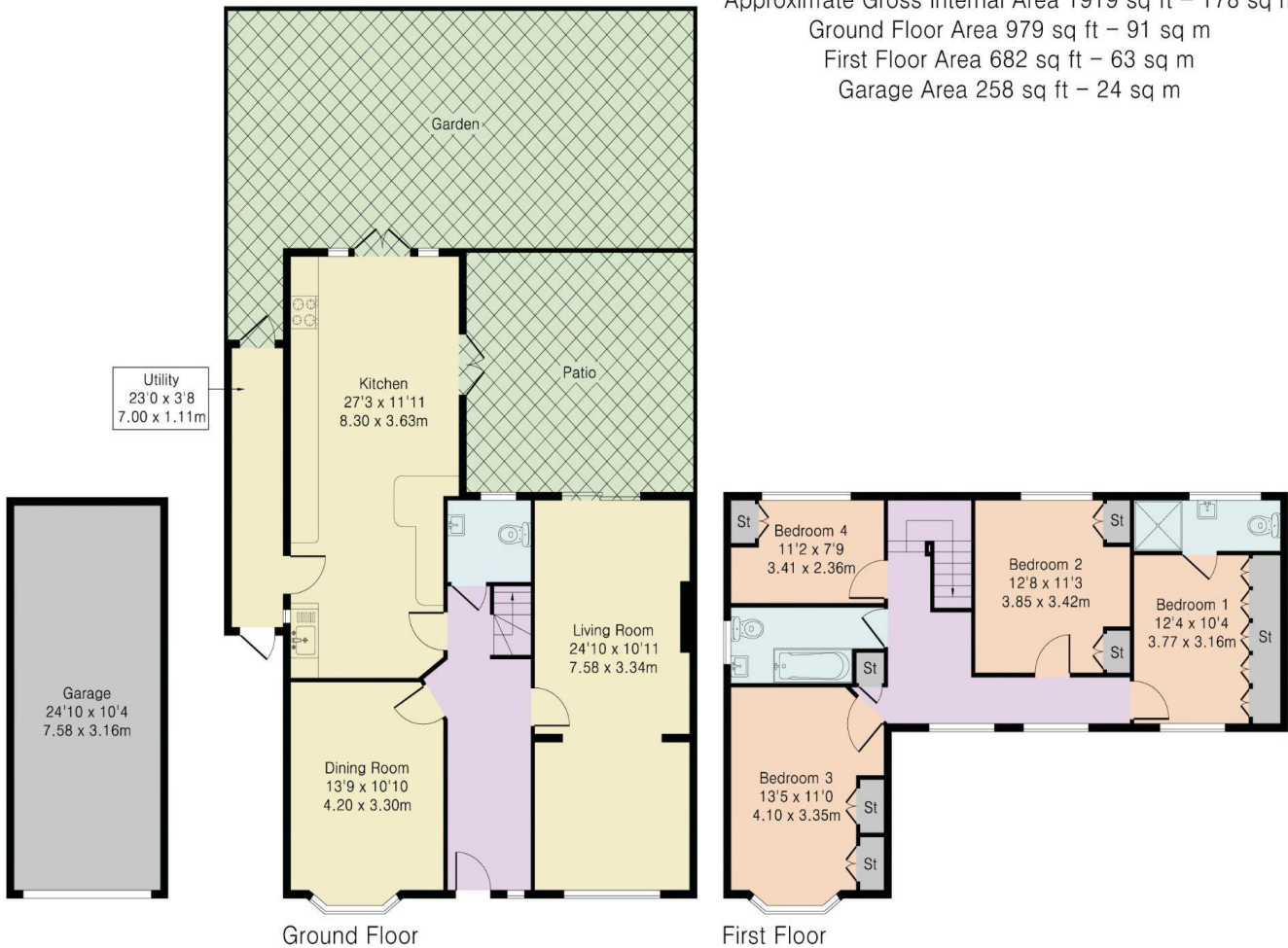
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Approximate Gross Internal Area 1919 sq ft – 178 sq m
Ground Floor Area 979 sq ft – 91 sq m
First Floor Area 682 sq ft – 63 sq m
Garage Area 258 sq ft – 24 sq m



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.

