

Mount Grace Road, Potters Bar, EN6 1QZ



Price: £925,000
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



We are delighted to offer for sale this rarely available attractive 5 bedroom 2 bathroom semi-detached family home situated in this popular road. Approaching 2,000 sq ft of accommodation over 3 floors this property has 2 good size reception rooms, kitchen and a utility room. This property is in need of some updating. The South facing garden is approx. 140ft in length, there is also a garage and private driveway.

- 5 BEDROOM SEMI DETACHED FAMILY HOME
- 2 RECEPTION/2 BATHROOMS
- UTILITY ROOM
- APPROACHING 2,000 SQ FT OF ACCOMMODATION
- OVER 3 FLOORS
- 140FT SOUTH FACING REAR GARDEN
- GARAGE
- OFF STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LOUNGE
DINING ROOM
KITCHEN
UTILITY ROOM
GROUND FLOOR CLOAKROOM

FIRST FLOOR

4 BEDROOMS
FAMILY BATHROOM

SECOND FLOOR

BEDROOM - with En-Suite

140ft SOUTH FACING REAR GARDEN
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.

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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Approximate Gross Internal Area 1917 sq ft – 178 sq m
Ground Floor Area 715 sq ft – 66 sq m
First Floor Area 666 sq ft – 62 sq m
Second Floor Area 395 sq ft – 37 sq m
Garage Floor Area 141 sq ft – 13 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.

