

Grangewood, Potters Bar, EN6 1SJ

Price: £775,000
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****

Offered for sale chain free is this 3 bedroom detached family home situated in this sought after turning in 'Little Heath'. This property has had a small extension providing a good size kitchen. There is a large lounge and separate dining room. There is still plenty of scope to enlarge further (stpp). The property has private driveway, garage and a lovely 60ft x 40ft rear garden.

- 3 BEDROOM DETACHED FAMILY HOME
- CHAIN FREE
- 2 RECEPTION ROOMS
- SPACIOUS LARGE
- 60FT X 40FT REAR GARDEN
- SCOPE TO ENLARGE (STPP)
- GARGE
- OFF STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
DINING ROOM
KITCHEN
GROUND FLOOR CLOAKROOM
3 BEDROOMS
FAMILY BATHROOM
60FT X 40FT REAR GARDEN
GARAGE
OFF STREET PARKING

LOCATION

Grangewood is a quiet turning off Hawkeshead Road. Potters Bar Mainline Railway Station (Kings Cross/Moorgate) and main shops are a short drive away as are the M25 and A1(M). Little Heath Primary School is only a short walk away.

LOCAL AUTHORITY

Welwyn Hatfield 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. Facial recognition will be offered at a charge of £15 plus vat per person.

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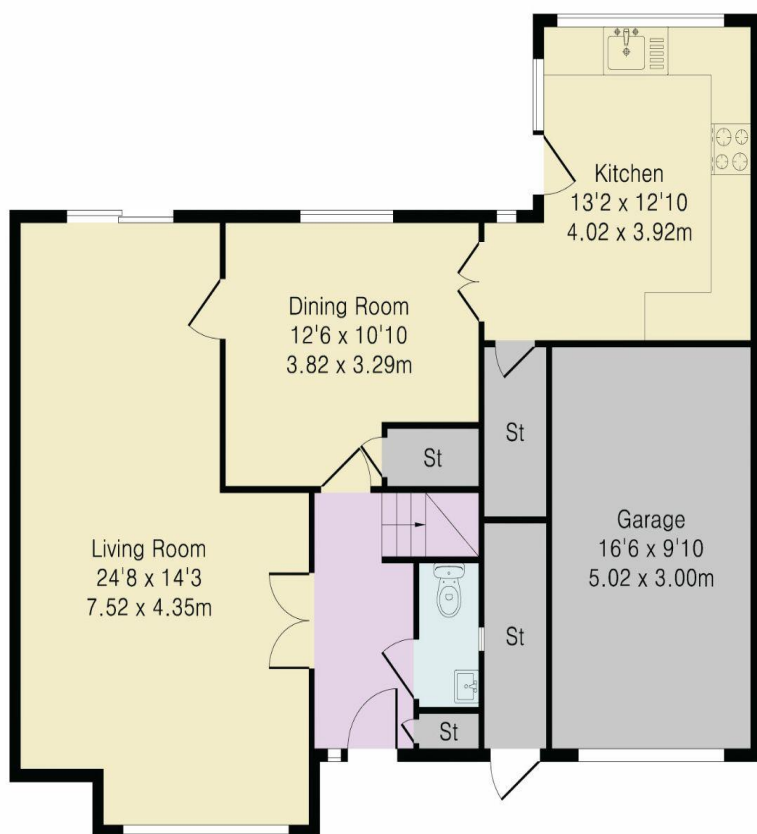
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Approximate Gross Internal Area 1234 sq ft - 115 sq m

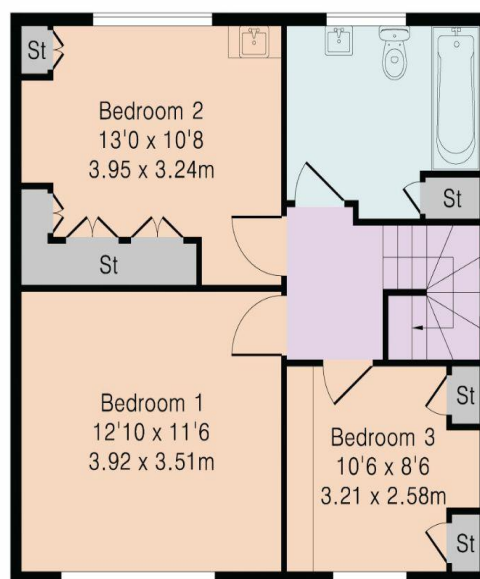
Ground Floor Area 727 sq ft – 68 sq m

First Floor Area 507 sq ft – 47 sq m

Garage Area 162 sq ft – 15 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.

