

**The Walk, Potters Bar, EN6 1QF**

**Price: Offers Over £825,000**  
**Freehold**



Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
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**We are proud to offer for sale this 4 bedroom semi-detached family home which boasts a beautifully manicured south facing rear garden and gated private driveway. This property has 3 reception rooms and is bright and airy. This is located within a stone's throw of Darkes Lane and the mainline railway station. There is plenty of scope to enlarge further (stpp). Book early to avoid disappointment.**

- 4 BEDROOM SEMI DETACHED FAMILY HOME
- BEAUTIFUL MANICURED SOUTH FACING REAR GARDEN
- 3 RECEPTION ROOMS
- GATED PRIVATE DRIVEWAY
- BRIGHT AND AIRY
- GARAGE
- SCOPE TO ENLARGE (STPP)
- CLOSE TO AMENITIES

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## FEATURES

### DESCRIPTION

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### ACCOMMODATION

ENTRANCE HALLWAY  
LIVING ROOM  
RECEPTION ROOM  
DINING ROOM  
KITCHEN  
GROUND FLOOR CLOAKROOM

### FIRST FLOOR

4 BEDROOMS  
FAMILY BATHROOM

BEAUTIFUL MANICURED REAR GARDEN  
GARAGE  
GATED PRIVATE DRIVEWAY

### LOCATION

The Walk is an extremely convenient location off Darkes Lane & High Street. The mainline railway station (Kings Cross/Moorgate) is a short walk away as are Tesco's and Sainsbury's supermarkets, local shops and Ladbroke Primary School. The M25 and A1(M) are only a short drive away.

### SERVICES

Gas Central Heating and Mains Drainage.  
Council Tax Band E

### LOCAL AUTHORITY

Hertsmere Council.

### VIEWING

STRICTLY BY APPOINTMENT THROUGH 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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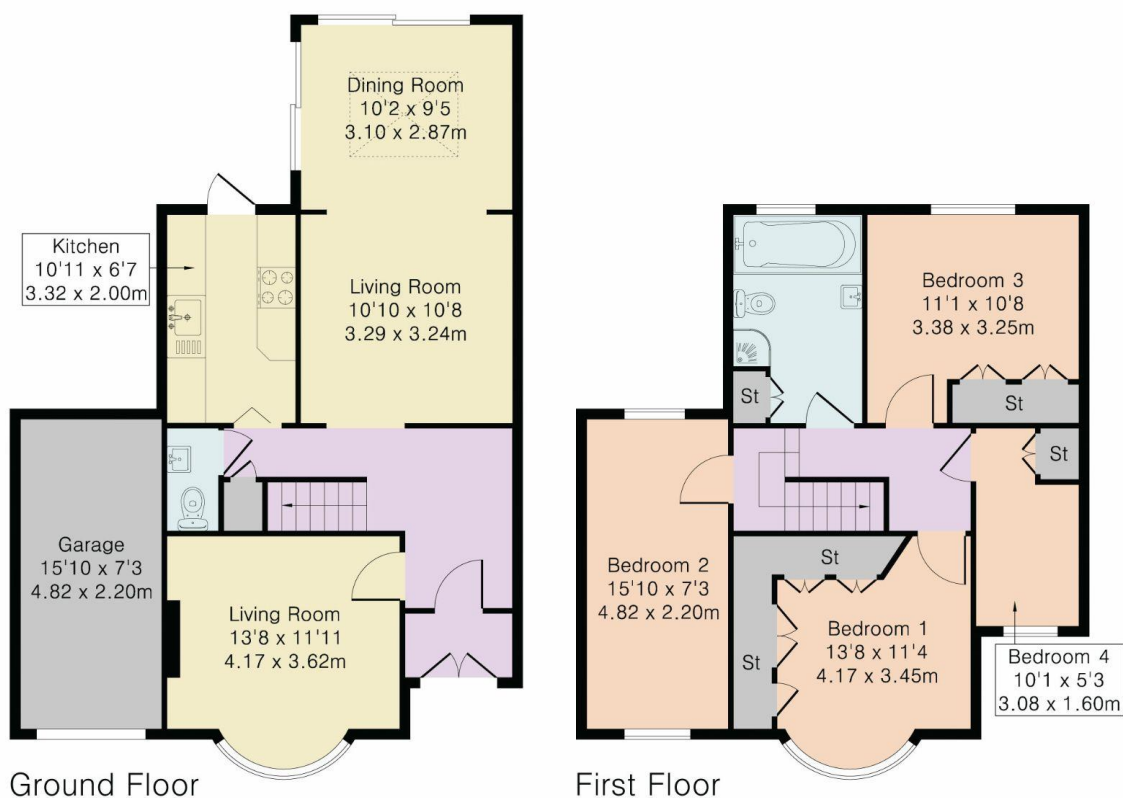
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## Approximate Gross Internal Area 1237 sq ft - 115 sq m

Ground Floor Area 562 sq ft – 52 sq m

First Floor Area 561 sq ft – 52 sq m

Garage Area 114 sq ft – 11 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.

