

**Manor Way, Potters Bar, EN6 1EL**

**OIEO: £995,000**  
**Freehold**



Vanessa McCallum Estates Ltd  
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We are pleased to present this exceptional 3-bedroom detached family home on a prestigious private road. The property is in stunning condition and has been recently refurbished to an immaculately high standard. The property boasts two spacious reception rooms, a high-spec modern kitchen/breakfast room, a 50ft west-facing garden, a garage, and ample off-street parking. There is huge potential for further extension (subject to planning). Viewing is highly recommended.

- EXCEPTIONAL 3 BEDROOM DETACHED FAMILY HOME
- 50FT WEST FACING REAR GARDEN
- 2 RECEPTION ROOMS
- DEEP FRONTAGE/GARAGE
- KITCHEN/BREAKFAST ROOM
- OFF STREET PARKING FOR NUMEROUS VEHICLES
- ROOM TO EXTEND FURTHER (STPP)
- PRESTIGIOUS PRIVATE ROAD

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

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

3 BEDROOMS  
FAMILY BATHROOM

50ft WEST REAR GARDEN  
GARAGE  
DEEP FRONTAGE  
OFF STREET PARKING FOR NUMEROUS VEHICLES

### **LOCATION**

Manor Way is a private road off Mountway and Heath Drive and is without doubt one of the most prestigious roads within 'Little Heath', Potters Bar. 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.

### **SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band G

### **LOCAL AUTHORITY**

Hertsmere Council.

### **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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**Approximate Gross Internal Area 1525 sq ft - 141 sq m**

Ground Floor Area 982 sq ft – 91 sq m

First Floor Area 543 sq ft – 50 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.



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