

White Lodge, Manor Way, Potters Bar, EN6 1EE

Price: £1,250,000
Freehold



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

Never been on the market before is this 4 bedroom 3 bathroom detached family home situated in this sought after turning. This property is offered for sale chain free. The current layout has a large hallway, 3 reception rooms, 30ft x 70ft rear garden, carriage driveway, and 2 garages. This is a lovely wide plot and there is so much scope to enlarge this further (stpp). An internal viewing is highly recommended.

- 4 BEDROOM DETACHED FAMILY HOME
- CHAIN FREE
- LARGE HALLWAY
- 3 RECEPTION/3 BATHROOMS
- WIDE PLOT
- 30FT X 70FT REAR GARDEN
- SCOPE TO ENLARGE (STPP)
- 2 GARAGES
- CARRIAGE DRIVEWAY
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
DINING ROOM
KITCHEN
UTILITY ROOM
SITTING ROOM
GROUND FLOOR SHOWER ROOM

FIRST FLOOR

4 BEDROOMS - one with dressing area & En-Suite shower room
FAMILY BATHROOM

30FT X 70FT REAR GARDEN
2 GARAGES
CARRIAGE DRIVEWAY

LOCATION

Manor way is a quiet road off The Avenue, connecting Heath Drive and Mountway 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 2495 sq ft - 232 sq m

(Including Garage)

Ground Floor Area 1296 sq ft – 120 sq m

First Floor Area 1042 sq ft – 97 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.

