

Rose Mead, Potters Bar, EN6 1JP

Price: £675,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
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A completely refurbished and extended 4/5 bedroom end of terrace family home ideally situated in a cul-de-sac close to Little Heath Primary School. This spacious and light filled property has over 1,400 sq ft internal area, has a fantastic super room to the rear, plus 2 further downstairs rooms which could serve as bedrooms or reception rooms, with a Jack and Jill bathroom. There is plenty of off-street parking for 2-3 cars, and the west facing rear garden is 40ft x 40ft. An internal viewing is highly recommended.

- 4/5 BEDROOM END OF TERRACE FAMILY HOME
- REFURBISHED/EXTENDED OVER 1,400 SQ FT INTERNAL AREA
- SUPER ROOM TO THE REAR
- VERSATILE ACCOMMODATION
- CUL DE SAC
- 40FT X 40FT WEST FACING REAR GARDEN
- SIDE ACCESS
- OFF STREET PARKING

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FEATURES

DESCRIPTION

A completely refurbished and extended 4/5 bedroom end of terrace family home ideally situated in a cul-de-sac just 60 metres away from Little Heath Primary School. This spacious and light filled property has over 1,400 sq ft internal area, has a fantastic super room to the rear, plus 2 further downstairs rooms which could serve as bedrooms or reception rooms, with a Jack and Jill bathroom. There is plenty of off-street parking for 2-3 cars, and the west facing rear garden is 40ft x 40ft. An internal viewing is highly recommended

ACCOMMODATION

ENTRANCE HALLWAY- with storage cupboard for coats and bags

OFFICE/GYM- with floor to ceiling windows

KITCHEN - high spec with quartz worktops, built in Siemens ovens, hobs, dishwasher

LIVING/DINING ROOM - spacious and light filled open plan super room, with 2 x sets of 3 metre bifold doors opening to patio

BEDROOM - with jack & Jill en-suite shower room Underfloor heating and porcelain tile floor throughout downstairs

FIRST FLOOR

3 BEDROOMS

FAMILY BATHROOM -with bath and separate shower

40FT X 40FT WEST FACING REAR GARDEN- with shed

OFF STREET PARKING -for 2-3 cars

LOCATION

Rose Mead is a sought after turning off Hatfield Road (A1000). Little Heath Primary School and Mount Grace Secondary School are within walking distance. The shops and mainline railway station (Kings Cross and Moorgate) are a short drive away (or approx 20 minute walk). The M25 and A1(M) are only a 5 minute drive away.

SERVICES

Gas Central Heating and Mains Drainage.

Council Tax Band E

LOCAL AUTHORITY

Welwyn Hatfield 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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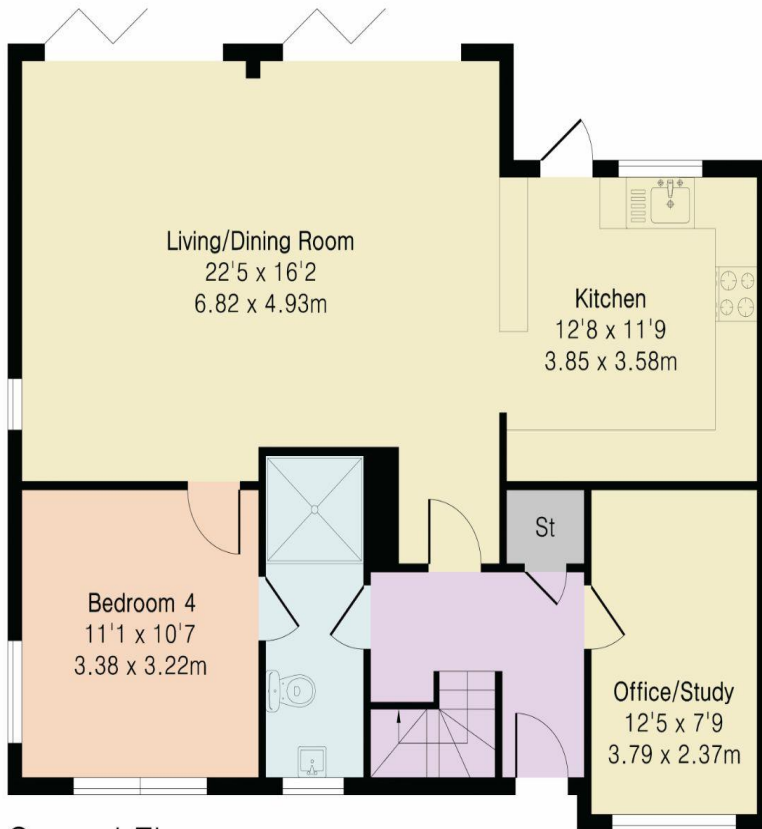


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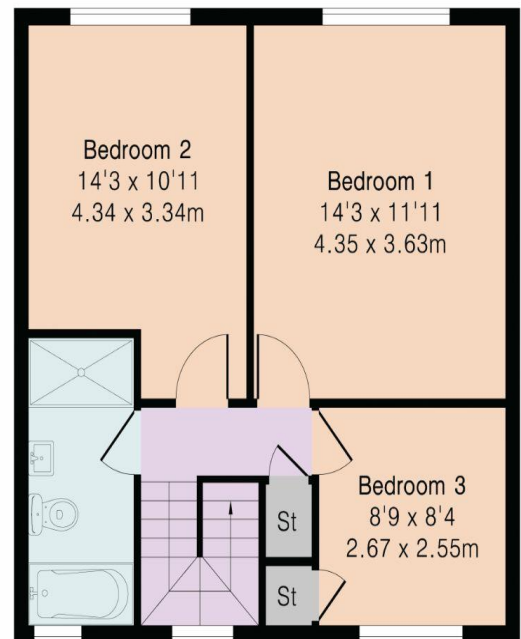
Approximate Gross Internal Area 1418 sq ft - 132 sq m

Ground Floor Area 903 sq ft – 84 sq m

First Floor Area 515 sq ft – 48 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.

