

Billy Lows Lane, Potters Bar, EN6 1UY

Price: £1,100,000
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****

A stunning 3 / 4 bedroom detached family home offering wonderful views over parkland and offering approx. 2082 sq ft of spacious and versatile accommodation. The accommodation comprises of a beautiful open plan modern kitchen/diner plus family room and study area, utility room, separate living room, downstairs shower room, ground floor bedroom/gym. The first floor offers principal bedroom with ensuite, 2 further bedrooms and family bathroom. The property boasts a landscaped 150ft rear garden, garage and carriage driveway with parking for several vehicles. Viewing highly recommended.

- 3/4 BEDROOM DETACHED FAMILY HOME
- CHAIN FREE
- WONDERFUL VIEWS OVER PARKLAND
- SPACIOUS AND VERSATILE ACCOMMODATION
- OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- SEPARATE LIVING ROOM
- GROUND FLOOR SHOWER ROOM
- LANDSCAPED 150FT REAR GARDEN
- GARAGE
- CARRIAGE DRIVEWAY

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
STUDY AREA
GYM/BEDROOM
KITCHEN/DINING /FAMILY ROOM
GROUND FLOOR SHOWER ROOM

3 BEDROOMS - one with En-Suite shower room
FAMILY BATHROOM

LANDSCAPED 150FT REAR GARDEN
GARAGE
CARRIAGE DRIVEWAY

LOCATION

Billy Lows Lane is a desirable road within Potters Bar, off Hatfield Road and Darkes Lane. Potters Bar main shopping centre in Darkes Lane, Main Line Railway station (Kings Cross/Moorgate) and Sainsbury's are all a short walk away. The A1M and M25 are only a short drive away.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band F

LOCAL AUTHORITY

Hertsmere Borough 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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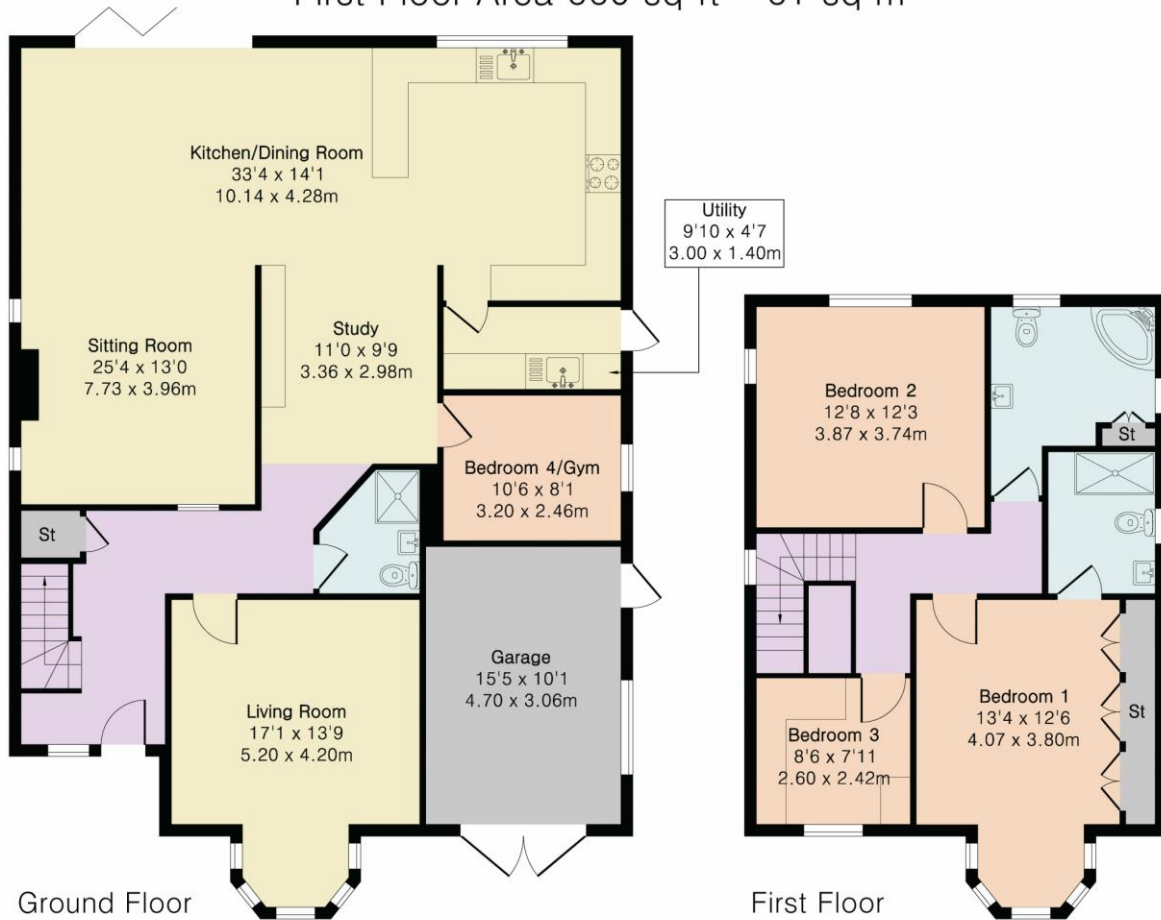
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Approximate Gross Internal Area 2082 sq ft - 193 sq m

Ground Floor Area 1422 sq ft – 132 sq m

First Floor Area 660 sq ft – 61 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.

