

Heath Road, Potters Bar, EN6 1LR

Price: £925,000
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



Situated in this desirable location in the heart of 'Little Heath', we are delighted to offer for sale this well presented 4 bedroom 2 bathroom detached family home. Benefitting from a good size open plan kitchen/dining room/snug, a separate reception room, utility room, plenty of off street parking and a lovely 35ft rear garden. An internal viewing is highly recommended.

- 4 BEDROOM DETACHED FAMILY HOME
- 2 BATHROOMS
- OPEN PLAN KITCHEN/DINING/SNUG
- SEPARATE LOUNGE
- UTILITY ROOM
- 35FT REAR GARDEN
- INTEGRAL GARAGE
- OFF STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LOUNGE
KITCHEN/DINER/SNUG
UTILITY ROOM
GROUND FLOOR CLOAKROOM

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

INTEGRAL GARAGE
35FT REAR GARDEN
OFF STREET PARKING

LOCATION

This property is located on Heath Road which is a turning off of Church Road, a stone's throw from Lochinver House School. This is in the highly sought after 'Little Heath' area. Darkes Lane with a variety of shops and mainline railway station (Kings Cross/Moorgate) is a short walk away. The M25 and A1(M) are only a short drive away.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band G

LOCAL AUTHORITY

Welwyn Hatfield Council.

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT NOTICE 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 £25 plus vat per person.

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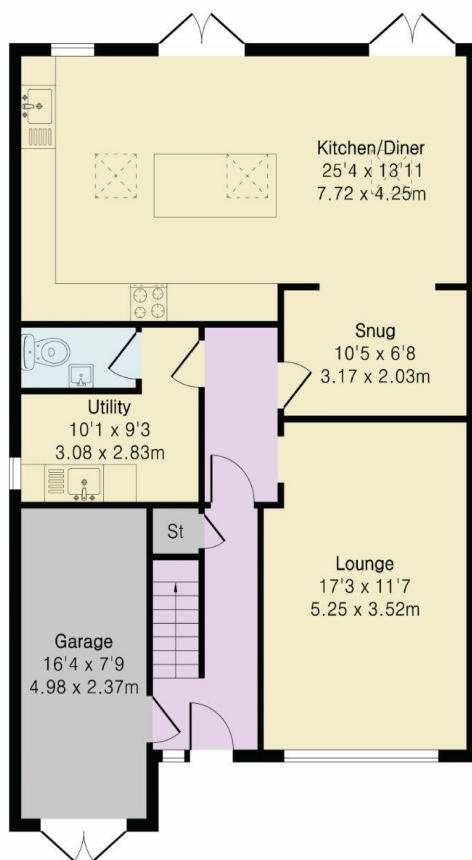
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**Approximate Gross Internal Area 1542 sq ft - 144 sq m
(Including Garage)**

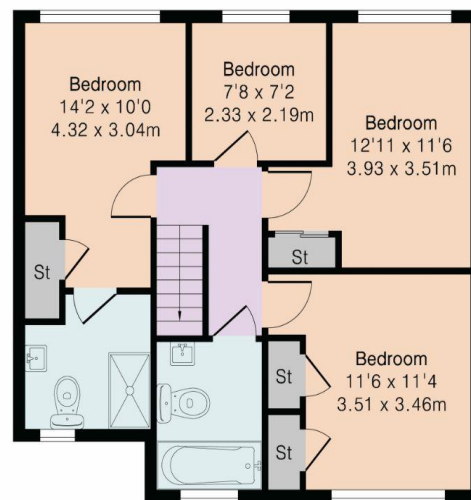
Ground Floor Area 827 sq ft – 77 sq m

First Floor Area 598 sq ft – 56 sq m

Garage Area 117 sq ft – 11 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

