

Thornton Road, Potters Bar, EN6 1JH

**OIRO: £700,000**  
**Freehold**



Vanessa McCallum Estates Ltd  
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**An absolutely stunning 3 bedroom detached cottage which dates back to 1873. This property is beautifully presented and has been refurbished to a high standard by the current owners to provide a separate lounge, open plan diner/study/kitchen and utility area and a ground floor cloakroom. The rear garden is south facing and approx. 65ft in length. An internal viewing is essential.**

- STUNNING 3 BED DETACHED COTTAGE
- BEAUTIFULLY PRESENTED
- DATES BACK TO 1873
- OPEN PLAN DINER/STUDY/KITCHEN
- SEPARATE LOUNGE
- UTILITY AREA
- GROUND FLOOR CLOAKROOM
- SOUTH FACING 65ft REAR GARDEN

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## **FEATURES**

### **DESCRIPTION**

An absolutely stunning 3 bedroom detached cottage which dates back to 1873. This property is beautifully presented and has been refurbished to a high standard by the current owners to provide a separate lounge, open plan diner/study/kitchen and utility area and a ground floor cloakroom. The rear garden is south facing and approx. 65ft in length. An internal viewing is essential.

### **ACCOMMODATION**

ENTRANCE HALLWAY  
LOUNGE  
OPEN PLAN DINNER/STUDY/KITCHEN  
UTILITY AREA  
GROUND FLOOR CLOAKROOM

3 BEDROOMS  
FAMILY BATHROOM

SOUTH FACING 65FT REAR GARDEN  
SIDE ACCESS

### **LOCATION**

Thornton Road 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 a short 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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## Approximate Gross Internal Area 1098 sq ft - 103 sq m

Ground Floor Area 632 sq ft – 59 sq m

First Floor Area 466 sq ft – 43 sq m



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.

