

Mount Grace Road, Potters Bar, EN6 1RD

OIEO: £1,400,000
Freehold



Vanessa McCallum Estates Ltd
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Hertfordshire., EN6 5BS
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**** CHAIN FREE****

This attractive detached house stands impressively on a wide 50ft frontage and features a stunning 150ft south facing rear garden. This beautifully presented five-bedroom family home was built circa 1922 in the "Arts and Crafts" style and is situated in a highly sought after location close to Potters Bar town centre and mainline railway station. The property has been extended and sympathetically modernised and now provides spacious accommodation over three floors approaching 3000sq ft.

Features include a welcoming entrance hall, a luxurious living room with feature fireplace, a 28ft (luxury) bespoke Leicht fitted kitchen/diner with, Miele fridge freezer, Quooker tap and Siemens appliances where the ovens are hidden behind a retractable door. There is also a family/games/TV theatre room, utility room and a guest cloakroom. To the first floor, there are four spacious bedrooms and three bathrooms (two en-suite) and on the second floor an additional bedroom with en-suite shower room and a really useful walk-in boarded eaves storage room. Four of the bedrooms enjoy fabulous views across the rear garden and the fifth boasts a feature oriel window offering a commanding view to the front of the property.

Externally, the front garden has been carefully landscaped, there is spacious off-street parking and a recently built fully equipped attached garage with front and rear electronic doors offering wide access. The beautiful south facing rear garden with a water feature, external lighting and a potting shed. The terraced areas provide a serene outdoor space easily accessed from the living rooms by extensive bi-fold doors.

- ATTRACTIVE PERIOD DETACHED HOUSE
- STUNNING 5 BED HOUSE - CHAIN FREE
- 4 BATHROOMS
- KITCHEN/DINER
- UTILITY ROOM
- GROUND FLOOR CLOAKROOM
- SOUTH FACING 150FT REAR GARDEN
- GARAGE
- OFF STREET PARKING
- CLOSE TO AMENITIES & MAINLINE STATION

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FEATURES

ACCOMMODATION

ENTRANCE HALLWAY
LOUNGE
PLAYROOM
KITCHEN/DINER
UTILITY ROOM
2 GROUND FLOOR CLOAKROOMS

FIRST FLOOR

4 BEDROOMS - 2 with En-Suites
FAMILY BATHROOM

SECOND FLOOR

BEDROOM - with En-Suite & eaves storage

SOUTH FACING 150FT REAR GARDEN
GARAGE
OFF STREET PARKING

LOCATION

Mount Grace Road is a desirable turning within Potters Bar, off Quakers Lane or Billy Lows Lane. Potters Bar main shopping centre in Darkes Lane, Main Line Railway station (less than a 20 minute journey into Kings Cross) and Sainsbury's are all a short walk away. The A1M and M25 are only a relatively short drive away.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band G

LOCAL AUTHORITY

Hertsmere 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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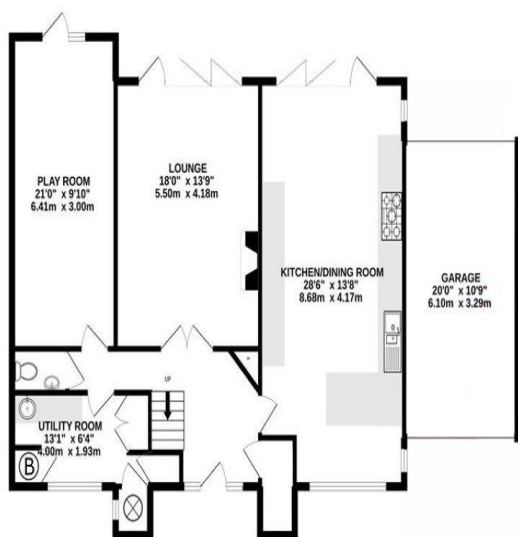
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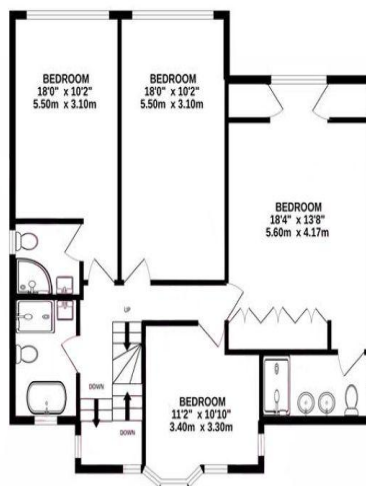


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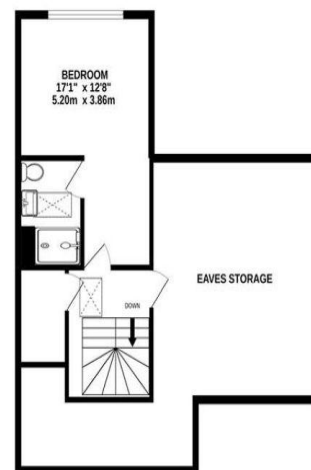
GROUND FLOOR
1278 sq.ft. (118.7 sq.m.) approx.



1ST FLOOR
931 sq.ft. (86.5 sq.m.) approx.



2ND FLOOR
664 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 2872 sq.ft. (266.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.