Mountway, Potters Bar, EN6 1EP

Price: OIEO £995,000
Freehold

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
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A well presented 4/5 bedroom detached family home set on a generous south west facing plot measuring approximately 78ft in width. Offering versatile accommodation including 4 first floor bedrooms, family bathroom with separate WC, 2 reception rooms, kitchen/breakfast room, study, downstairs shower room and utility room with potential for annex-style living, a mature L-shaped garden and off street parking for several vechicles . A superb home ideal for growing or multi-generational families.

- 4/5 BEDROOM DETACHED FAMILY HOME
- GENEROUS SOUTH WEST FACING PLOT
- 2 RECEPTION ROOMS AND STUDY
- 2 GROUND FLOOR CLOAKROOMS
- VERSATILE ACCOMMODATION
- POTENTIAL FOR ANNEX-STYLE LIVING
- MATURE L-SHAPED GARDEN
- OFF STREET PARKING FOR SEVERAL VEHICLES

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FEATURES

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ACCOMMODATION
ENTRANCE HALLWAY
DINING ROOM
LOUNGE
KITCHEN/BREAKFAST ROOM
UTILITY ROOM
GROUND FLOOR CLOAKROOM - with shower
STUDY
2ND GROUND FLOOR CLOAKROOM

4 BEDROOMS
FAMILY BATHROOM - with shower
SEPARATE TOLIET

L-SHAPED REAR GARDEN
SIDE ACCESS
OFF STREET PARKING FOR SEVERAL CARS

LOCATION
Mountway, is regarded as one of the most sought after turnings in Little Heath, and is situated off Church Road (continuation of Darkes Lane). It is within walking distance for the local shops, restaurants and Potters Bar railway station which provides a fast and frequent service into London (Kings Cross/ Moorgate). The M25 and A1(M) are only a short drive away. There are many good schools close by including Lochinver, Little Heath Primary School, Dame Alice Owen's and Mount Grace.

SERVICES
Gas Central Heating and Mains Drainage.
Council Tax Band G

LOCAL AUTHORITY
Hertsmere Council.

VIEWING
STRICTLY BY APPOINTMENT THROUGH 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 £50 plus vat per person.

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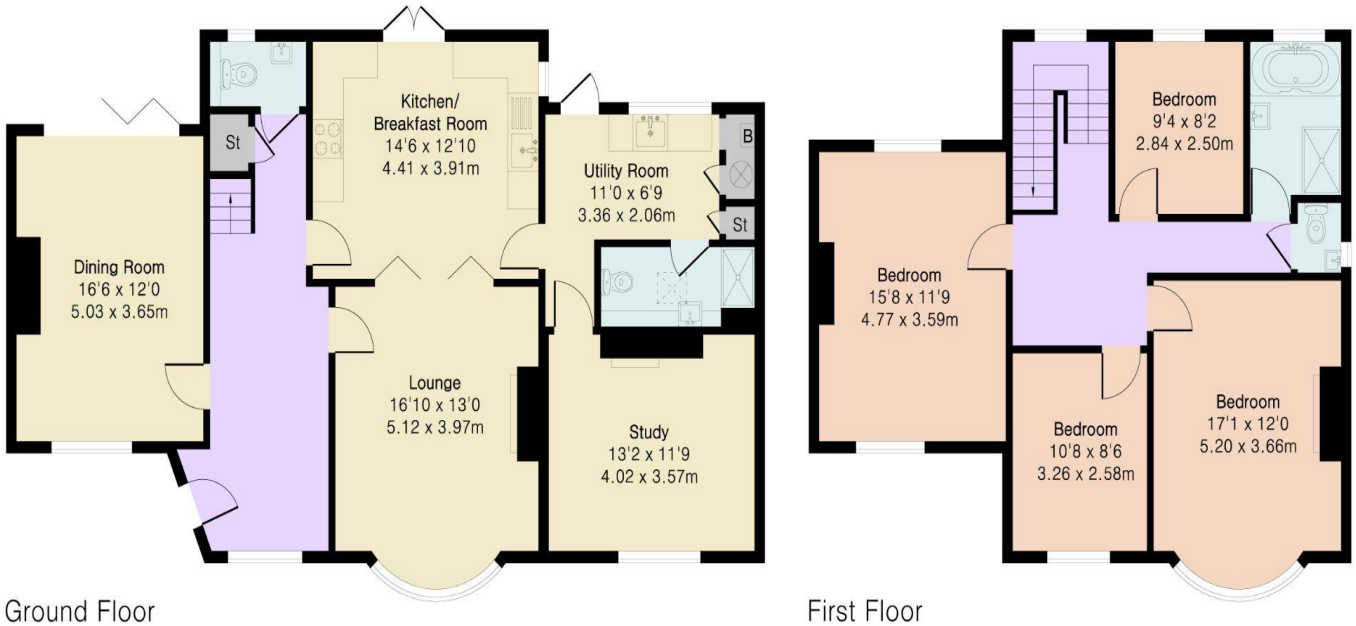

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Approximate Gross Internal Area 1916 sq ft - 178 sq m

Ground Floor Area 1130 sq ft – 105 sq m
First Floor Area 786 sq ft – 73 sq m



PINK PLAN

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.