

Heath Drive, Potters Bar, EN6 1EH

**Price: £895,000**  
**Freehold**



Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
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**\*\* CHAIN FREE\*\***

A charming 4 bedroom detached family home which has been in the current family for over 50 years! This is situated in one of the area's most prestigious roads within 'Little Heath' on a large plot with private driveway, detached garage, detached outbuilding and a superb 165ft x 50ft south/west facing rear garden. There is plenty of scope to enlarge further (stpp). This really could make a stunning home once bought up to date.

- 4 BEDROOM DETACHED FAMILY HOME
- CHAIN FREE
- LARGE PLOT
- SUPERB 165FT X 50FT SOUTH WEST FACING REAR GARDEN
- DETACHED GARAGE AND OUTBUILDING
- SCOPE TO ENLARGE (STPP)

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

PORCH  
ENTRANCE HALLWAY  
SITTING ROOM  
LOUNGE  
DINING ROOM  
KITCHEN

4 BEDROOMS - one with En-Suite  
BATHROOM  
SEPARATE TOILET

DETACHED OUTBUILDING  
SIDE ACCESS  
165FT X 50FT SOUTH/WEST REAR GARDEN  
GARDENERS TOILET  
DETACHED GARAGE  
PRIVATE DRIVEWAY

### **LOCATION**

Heath Drive is a well regarded turning located off Darkes Lane, within walking distance of Potters Bar mainline rail station with its fast service into London Kings Cross (approx 17 minutes), Golf Club and many shops. The M25 and A1(M) are a short drive away. The property is set back from the road.

### **SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band G

### **LOCAL AUTHORITY**

Hertsmere 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 £25 plus vat per person.



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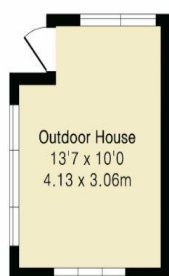
**Approximate Gross Internal Area 1613 sq ft - 150 sq m**  
**(Excluding Garage & Outbuilding)**

Ground Floor Area 847 sq ft – 79 sq m

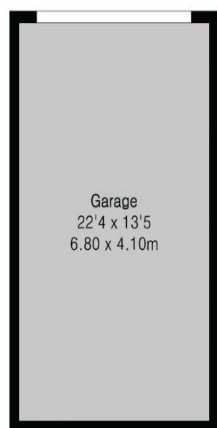
First Floor Area 766 sq ft – 71 sq m

Garage Area 300 sq ft – 28 sq m

Outbuilding Area 128 sq ft – 12 sq m



Outbuilding



Garage



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.

