Tiverton Road, Potters Bar, EN6 5HY

Price: £925,000
Freehold

VANESSA MCCALLUM ESTATES

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



We are delighted to offer 1 of 2 newly built, 4 bedroom 3 bathroom, high-specification semi detached family home in a quiet, established and family-oriented residential area of Potters Bar. The design focuses on space, natural light, comfort and practical modern living. This property has been cleverly designed and benefits from a great size super room to the rear with bi-fold doors into the rear garden, concealed utility room, and a separate multifunctional reception room. Benefitting from high-quality bespoke joinery, natural stone and marble finishes. This property also benefits from a 10 year warranty. An internal viewing is highly recommended.

- SPACIOUS, NEWLY BUILT FOUR-BEDROOM FAMILY HOME
- 10-YEAR STRUCTURAL WARRANTY FOR THE PURCHASER SUBJECT TO FINAL POLICY TERMS AND CERTIFICATION
- GENEROUS OFF-STREET PARKING WITH EV READY ELECTRICAL PROVISION
- SUBSTANTIAL MODERN OPEN PLAN KITCHEN, LIVING AND DINING AREA
- UNDERFLOOR HEATINGTO THE GROUND FLOOR
- PREMIUM GERMAN KITCHEN APPLIANCES
- FULL-WIDTH BIFOLD DOORS OPENING ONTO THE GARDEN
- SEPARATE MULTIFUNCTIONAL GROUND-FLOOR ROOM
- CONCEALED UTILITY ROOM ADJOINING THE KITCHEN
- FOUR WELL-PROPORTIONED FIRST-FLOOR BEDROOMS
- THREE CONTEMPORARY BATHROOMS, INCLUDING EN-SUITE FACILITIES AND A FAMILY BATHROOM, WITH PREMIUM SANITARYWARE AND FITTINGS FROM ESTABLISHED UK BRANDS

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FEATURES

DESCRIPTION
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ACCOMMODATION
ENTRANCE HALLWAY
RECEPTION ROOM
KITCHEN/LIVING/DINING ROOM
CONCEALED UTILITY ROOM
GROUND FLOOR CLOAKROOM

4 BEDROOMS - 2 with En-Suite shower rooms
FAMILY BATHROOM

BIFOLD DOORS OPENING ONTO THE REAR GARDEN
OFF STREET PARKING- with EV ready electrical provision

LOCATION
Tiverton is a turning off of Torrington Drive which in turn is a road off of the Causeway which is located just off Potters Bar High Street. Potters Bar and Cuffley are only a short drive away - they both have mainline railway stations with connections into London, and a wide range of shops. There is a selection of schools close by including Lochinver, Dame Alice Owens and Queenswood, and the M25 is also only a short drive away. Stormont girls school is a short walk away.

LOCAL AUTHORITY
Hertsmere Council.

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

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.

PLEASE NOTE SOME OF THE PHOTOGRAPHS ARE CGI IMAGES FOR ILLUSTRATIVE PURPOSES.

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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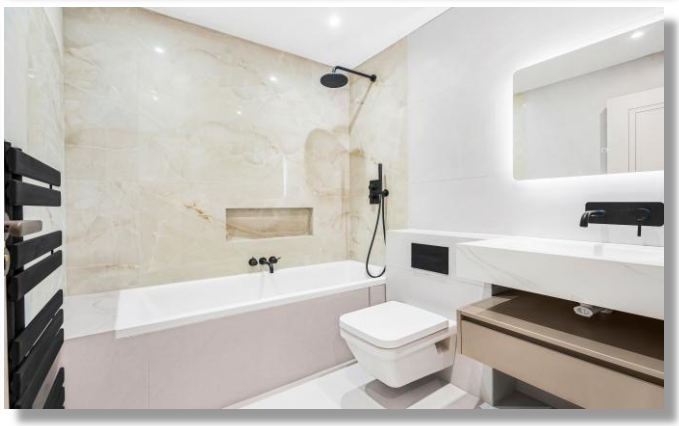
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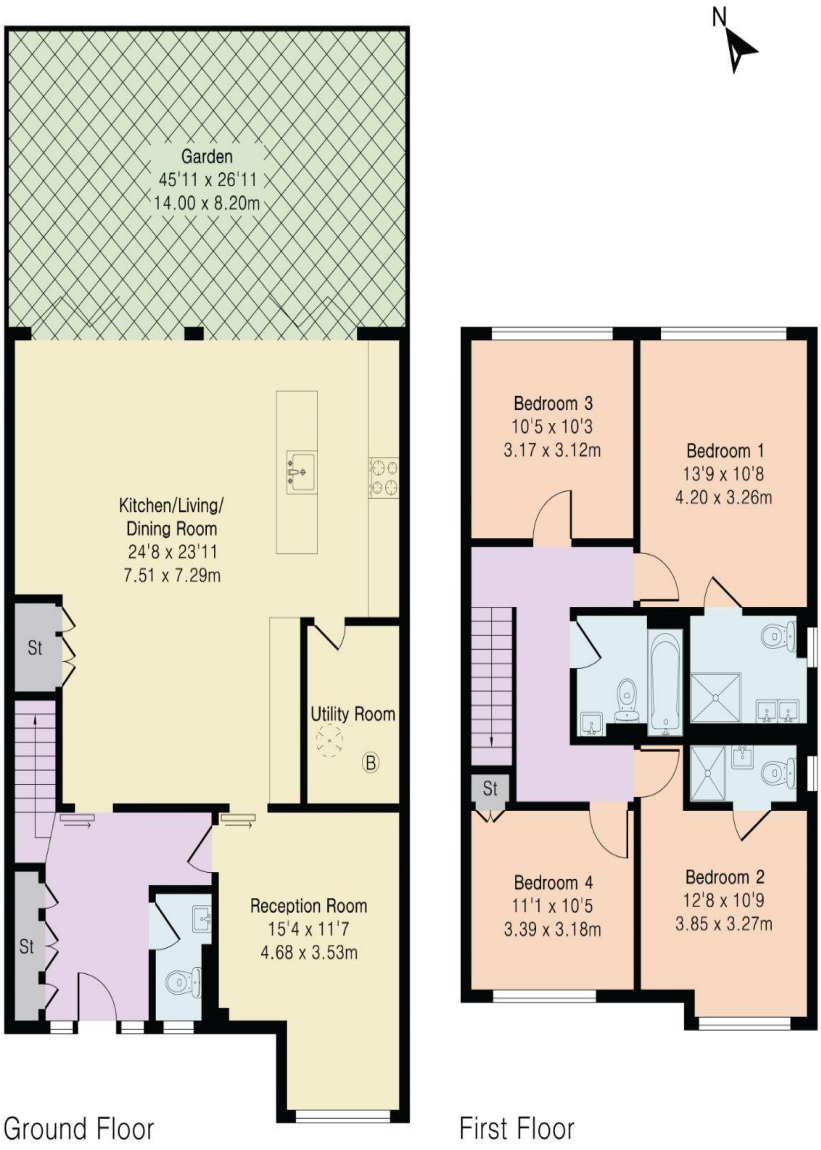
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Approximate Gross Internal Area 1629 sq ft - 151 sq m

Ground Floor Area 898 sq ft – 83 sq m
First Floor Area 731 sq ft – 68 sq m



PINKPLAN

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.