Wain Close, Potters Bar, EN6 1NF

Price: £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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An extremely beautiful and immaculately presented four bedroom detached family home situated in a popular cul-de-sac in the sought after Little Heath area of Potters Bar. The property has been extended and offers versatile living accommodation featuring large lounge and beautifully crafted John Ladbury bespoke kitchen connecting to the family dining room. The property also benefits from a separate utility room and downstairs shower/wet cloakroom and beautifully landscaped approx. 55ft rear garden . Outstanding schools are nearby such as Lochinver House, Stormont and Queenswood in the private sector and a good choice of state schools including Little Heath Primary School. Dame Alice Owens is also located in Potters Bar just a short drive away.

- IMMACCULATE 4 BEDROOM DETACHED FAMILY HOME
- OPEN PLAN
- JOHN LADBURY BESPOKE KITCHEN
- GROUND FLOOR SHOWER /WET ROOM
- SEPARATE UTILITY ROOM
- CUL DE SAC
- LANDSCAPED 55FT REAR GARDEN
- RANGE OF GOOD SCHOOLS CLOSE BY

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FEATURES

DESCRIPTION
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ACCOMMODATION
ENTRANCE HALLWAY
SITTING ROOM
DINING ROOM
KITCHEN/BREAKFAST ROOM
GROUND FLOOR SHOWER/WET ROOM
UTILITY ROOM

4 BEDROOMS
FAMILY BATHROOM

LANDSCAPED 55FT REAR GARDEN
DOUBLE GARAGE
OFF STREET PARKING

Agents Note: Underfloor heating to Kitchen and Wet Room

LOCATION
Wain Close is a quiet Cul-De-Sac off of Hawkeshead Road. The mainline railway station (Kings Cross/Moorgate) and main shops are a short drive away as are the M25 and A1(M).

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

LOCAL AUTHORITY
Welwyn Hatfield 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 £50 plus vat per person.

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Approximate Gross Internal Area 1804 sq ft - 168 sq m
(Including Garage)
Ground Floor Area 1117 sq ft – 104 sq m
First Floor Area 687 sq ft – 64 sq m



Ground Floor First Floor

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.