

**Price: £1,400,000
Freehold**

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire, EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



We are delighted to offer for sale this imposing 5 bedroom 2 bathroom detached family home which boasts over 3,500 sq ft of accommodation over 2 floors. Situated in this sought after turning this handsome home is ideally located and benefits from versatile ground floor accommodation including large living room, dining room, kitchen, bar/social room, garden room, conservatory, utility room, playroom, bbq room and storage rooms. This home is ideal for entertaining either inside or al-fresco. Towards the end of the 110ft south facing rear garden is a large garden/games room/office plus further storage. There is parking for numerous vehicles and internal garage and workshop. The size of this property can only be appreciated with an internal viewing.

- 5 BEDROOM 2 BATHROOM DETACHED FAMILY HOME
- VERSATILE GROUND FLOOR ACCOMMODATION
- LARGE LIVING ROOM
- BAR/SOCIAL ROOM
- GARDEN ROOM
- LARGE GARDEN GAMES ROOM/OFFICE
- IDEAL FOR ENTERTAINING INSIDE OR AL-FRESCO
- 110FT SOUTH FACING REAR GARDEN
- INTERNAL GARAGE & WORKSHOP
- PARKING FOR NUMEROUS VEHICLES

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY	5 BEDROOMS
GROUND FLOOR CLOAKROOM	2 BATHROOMS
LARGE LIVING ROOM	
DINING ROOM	OUTSIDE WC
KITCHEN	GARDEN GAMES ROOM/OFFICE
BAR/SOCIAL ROOM	110FT SOUTH FACING REAR GARDEN
GARDEN ROOM	GARAGE & WORKSHOP
STUDIO	PARKING FOR NUMEROUS VEHICLES
CONSERVATORY WITH BBQ AREA	
PLAYROOM	
UTILITY ROOM	
WINE ROOM	

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 and Sainsbury's are all a short walk away. Mount Grace secondary school and a variety of primary schools are within walking distance. 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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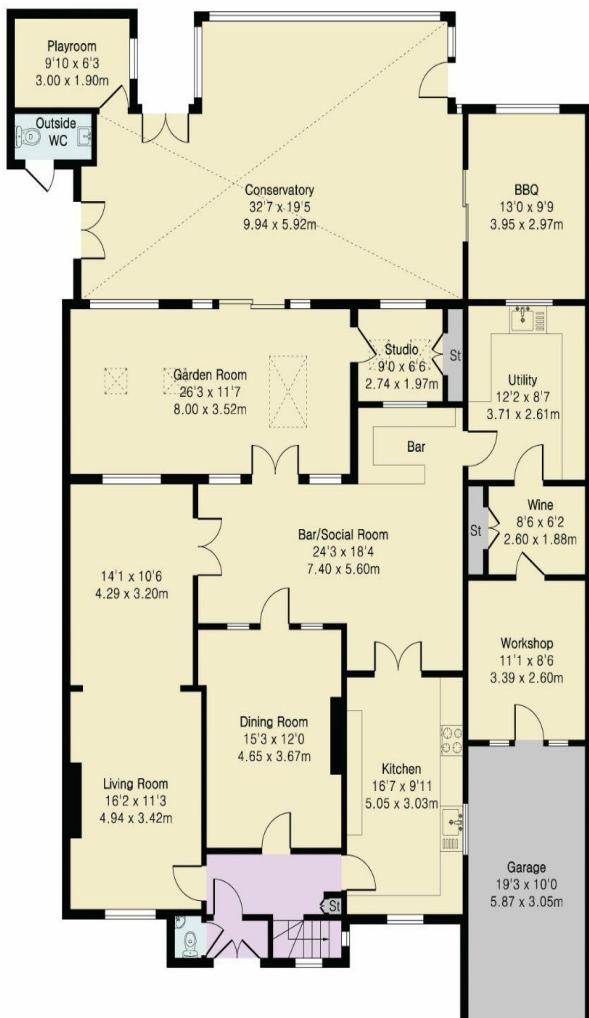
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Approximate Gross Internal Area 3542 sq ft - 329 sq m
(Including Garage & Excluding Outbuilding)

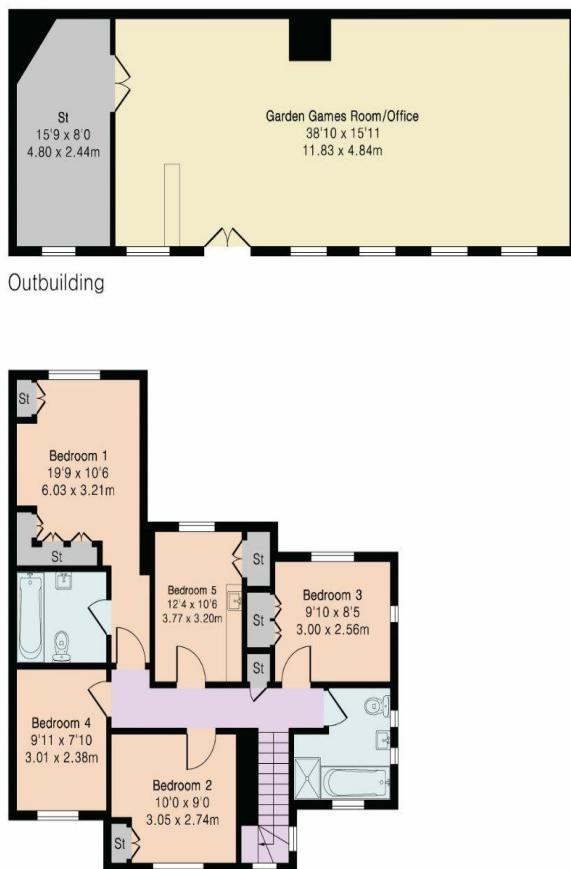
Ground Floor Area 2781 sq ft - 258 sq m

First Floor Area 761 sq ft - 71 sq m

Outbuilding Area 750 sq ft - 70 sq m



Ground Floor



First Floor