

Mount Grace Road, Potters Bar, EN61RE

Price: £1,400,000  
Freehold



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 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 GROUND FLOOR CLOAKROOM LARGE LIVING ROOM DINING ROOM KITCHEN BAR/SOCIAL ROOM GARDEN ROOM STUDIO CONSERVATORY WITH BBQ AREA PLAYROOM UTILITY ROOM WINE ROOM	5 BEDROOMS 2 BATHROOMS  OUTSIDE WC GARDEN GAMES ROOM/OFFICE 110FT SOUTH FACING REAR GARDEN GARAGE & WORKSHOP PARKING FOR NUMEROUS VEHICLES
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### 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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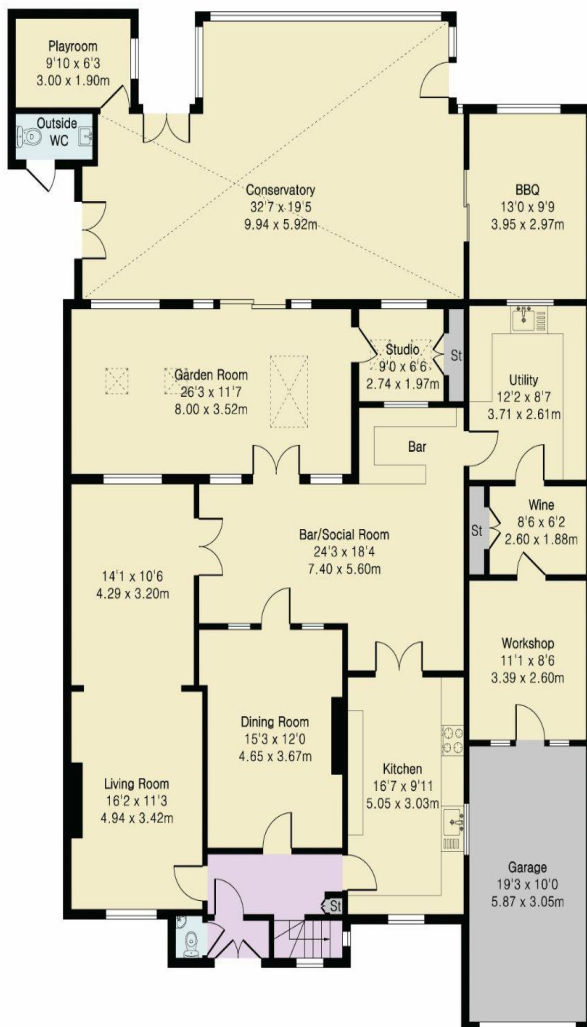
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**Approximate Gross Internal Area 3542 sq ft - 329 sq m**  
**(Including Garage & Excluding Outbuilding)**

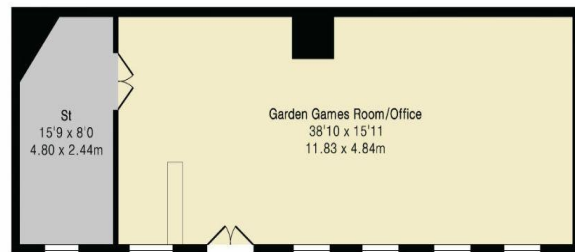
Ground Floor Area 2781 sq ft – 258 sq m

First Floor Area 761 sq ft – 71 sq m

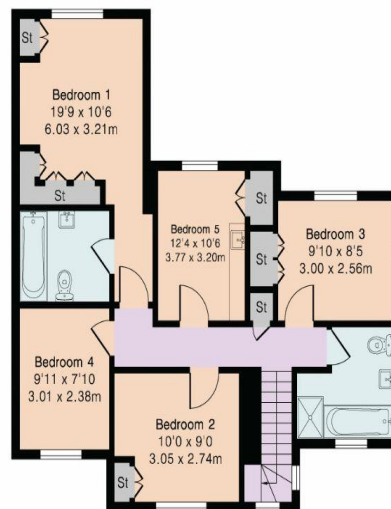
Outbuilding Area 750 sq ft – 70 sq m



Ground Floor



Outbuilding



First Floor



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.

