Kerdistone Close, Potters Bar, EN6 1LG

Price: OIEO £950,000
Freehold

VANESSA MCCALLUM ESTATES

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



Situated in this desirable cul-de-sac location in the heart of Little Heath. This is a lovely family home which benefits from 5 bedrooms, 2 bathrooms, 2 reception rooms, private driveway, double garage and a west facing rear garden which backs onto fields. An internal viewing is highly recommended.

- 5 BEDROOM DETACHED FAMILY HOME
- 2 RECEPTION/2 BATHROOMS
- ALL ROOMS ARE GOOD PROPORTIONS
- MASTER BEDROOM WITH EN-SUITE
- CUL-DE-SAC
- WEST FACING REAR GARDEN
- LOVELY COUNTRYSIDE VIEWS
- DOUBLE GARAGE
- PRIVATE DRIVEWAY
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION
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ACCOMMODATION
ENTRANCE HALLWAY
3 BEDROOMS
STUDY/BEDROOM
FAMILY SHOWER ROOM

FIRST FLOOR
LIVING ROOM- with balcony
KITCHEN
DINING ROOM
BEDROOM - with En-Suite bathroom
1ST FLOOR CLOAKROOM

WEST FACING REAR GARDEN WITH COUNTRYSIDE VIEWS
SIDE ACCESS
INTEGRAL DOUBLE GARAGE
PRIVATE DRIVEWAY

LOCATION
Kerdistone Close is a quiet cul-de-sac turning just off Heath Road which is situated off Church Road or Osborne Road. Kerdistone Close is within walking distance for the local shops, restaurants and Potters Bar railway station which provides a fast and frequent service into London (Kings Cross/ Moorgate). The M25 and A1(M) are only a short drive away. Lochinver private boys school is a stone's throw away.

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

LOCAL AUTHORITY
Welwyn and Hatfield Council.

VIEWING
STRICTLY BY APPOINTMENT WITH 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 2232 sq ft - 207 sq m (Including Garage)

Ground Floor Area 1109 sq ft – 103 sq m
First Floor Area 1123 sq ft – 104 sq m



PINK PLAN

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.