Wain Close, Potters Bar, EN6 1NF

OIEO: £1,000,000
Freehold

VANESSA MCCALLUM ESTATES

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
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****CHAIN FREE****

We are delighted to offer for sale this good size 4 bedroom detached family home situated in this sought after cul-de-sac location. The current owners have completely refurbished this property and features brand new fittings throughout including "Hormann" front entrance door & garage door. The lounge features "Solarlux" Bi-Folding doors to the South facing 50x60ft rear garden. There is underfloor heating which has also been put into the double garage, which would make an ideal Gym/Office. This property can only be fully appreciated with an internal viewing.

- 4 BEDROOM DETACHED FAMILY HOME
- CHAIN FREE
- BRAND NEW FITTINGS THROUGHOUT
- SOUTH FACING REAR GARDEN
- SCOPE TO ENLARGE (STPP)
- DOUBLE GARAGE WITH UNDER FLOOR HEATING
- CUL DE SAC
- PRIVATE DRIVEWAY

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FEATURES

DESCRIPTION

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ACCOMMODATION
ENTRANCE HALLWAY
LOUNGE - with Solarlux Bi-Folding doors
DINING ROOM
KITCHEN
GROUND FLOOR CLOAKROOM

4 BEDROOMS
FAMILY BATHROOM - with shower

50FT X 60FT SOUTH FACING REAR GARDEN
DOUBLE GARAGE- with underfloor heating
PRIVATE DRIVEWAY

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).

LOCAL AUTHORITY
Welwyn Hatfield Council.

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

VIEWING
STRICTLY BY APPOINTMENT THROUGH 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.

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 1825 sq ft - 170 sq m (Including Garage)

Ground Floor Area 1138 sq ft – 106 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.