Quakers Lane, Potters Bar, EN6 1RJ

Price: £995,000
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****

A deceptively spacious character 5 bedroom 3 bathroom detached family home. This property oozes charm yet has been modernised to a fabulous standard. The 2,305 sq ft of accommodation is split over 3 floors and has 3 reception rooms and an open plan kitchen to the rear. The property has private driveway, garage and a 70ft south facing garden. This property can only be appreciated with an internal viewing.

- 5 BEDROOM DETACHED FAMILY HOME
- CHAIN FREE
- 3 RECEPTION/3 BATHROOMS
- OPEN PLAN KITCHEN/DINER
- 2,305 SQ FT OVER 3 FLOORS
- 70FT SOUTH FACING REAR GARDEN
- GARAGE/DRIVEWAY
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION

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ACCOMMODATION
GROUND FLOOR
ENTRANCE HALLWAY
LIVING ROOM
LOUNGE
KITCHEN/DINER
UTILITY ROOM
GROUND FLOOR SHOWER ROOM

FIRST FLOOR
3 BEDROOMS
FAMILY BATHROOM

SECOND FLOOR
2 BEDROOMS
SHOWER ROOM

70FT SOUTH FACING REAR GARDEN
GARAGE
PRIVATE DRIVEWAY

LOCATION
Quakers Lane is off Hatfield Road, Church Road and Mount Grace Road. Darkes Lane and the High Street are only a short walk away, with a variety of shops and restaurants. Mount Grace Secondary School and Little Heath Primary school are only a short distance away. Potters Bar mainline railway station is located in Darkes Lane and provides a fast and frequent service into London (Kingscross/Moorgate). The M25 and the A1(M) are only a 5 minute drive away.

LOCAL AUTHORITY
Hertsmere Borough Council.

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

VIEWING
STRICTLY BY APPOINTMENT VIA 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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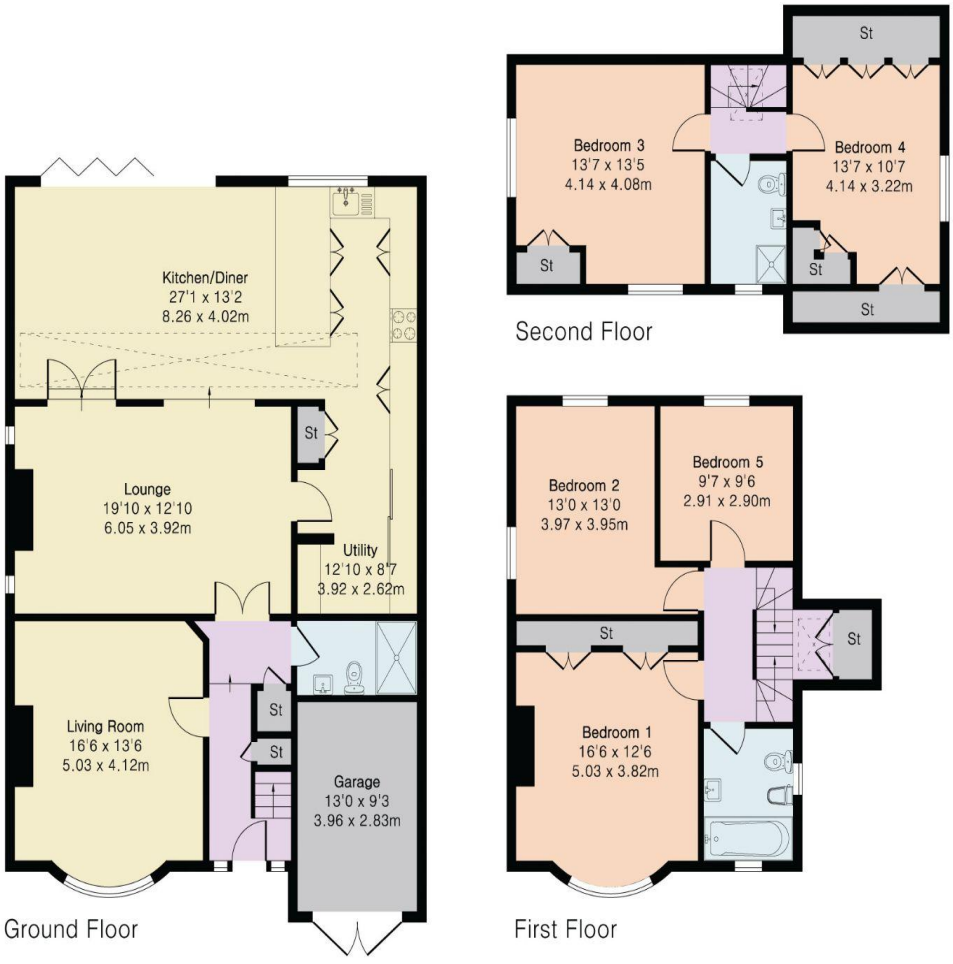



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Approximate Gross Internal Area 2305 sq ft - 214 sq m
(Including Garage)
Ground Floor Area 1242 sq ft – 115 sq m
First Floor Area 593 sq ft – 55 sq m
Second Floor Area 470 sq ft – 44 sq m



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.