80a Mount Grace Road, Potters Bar, EN6 1QY

VANESSA MCCALLUM ESTATES

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

Price: Offers over £800,000
Freehold



Situated in this sought after road in Potters Bar is this 3 double bedroom detached family home with plenty of scope to enlarge further (stpp). This property boasts a wonderful 135ft south facing rear garden, summer house with a separate patio area and off street parking.
This property dates back to the 1920's and has many features including bay windows, fireplace and high ceilings. The property has a good size kitchen/dining room to the rear and a large utility room , formerly a garage.

- 3 DOUBLE BEDROOM DETACHED FAMILY HOME
- 1920'S FEATURES INCLUDING BAY WINDOWS/FIRE PLACE
- GOOD SIZE KITCHEN/DINING ROOM
- LARGE UTILITY ROOM
- 135FT SOUTH FACING REAR GARDEN
- OFF STREET PARKING
- SCOPE TO ENLARGE FURTHER (STPP)
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION
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ACCOMMODATION
ENTRANCE HALLWAY
LIVING ROOM
KITCHEN/DINING ROOM
UTILITY ROOM
GROUND FLOOR CLOAKROOM

3 DOUBLE BEDROOMS
FAMILY BATHROOM

135ft SOUTH FACING REAR GARDEN
SUMMER HOUSE WITH SEPARATE PATIO AREA

OFF STREET PARKING

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. Several 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 F

LOCAL AUTHORITY
Hertsmere

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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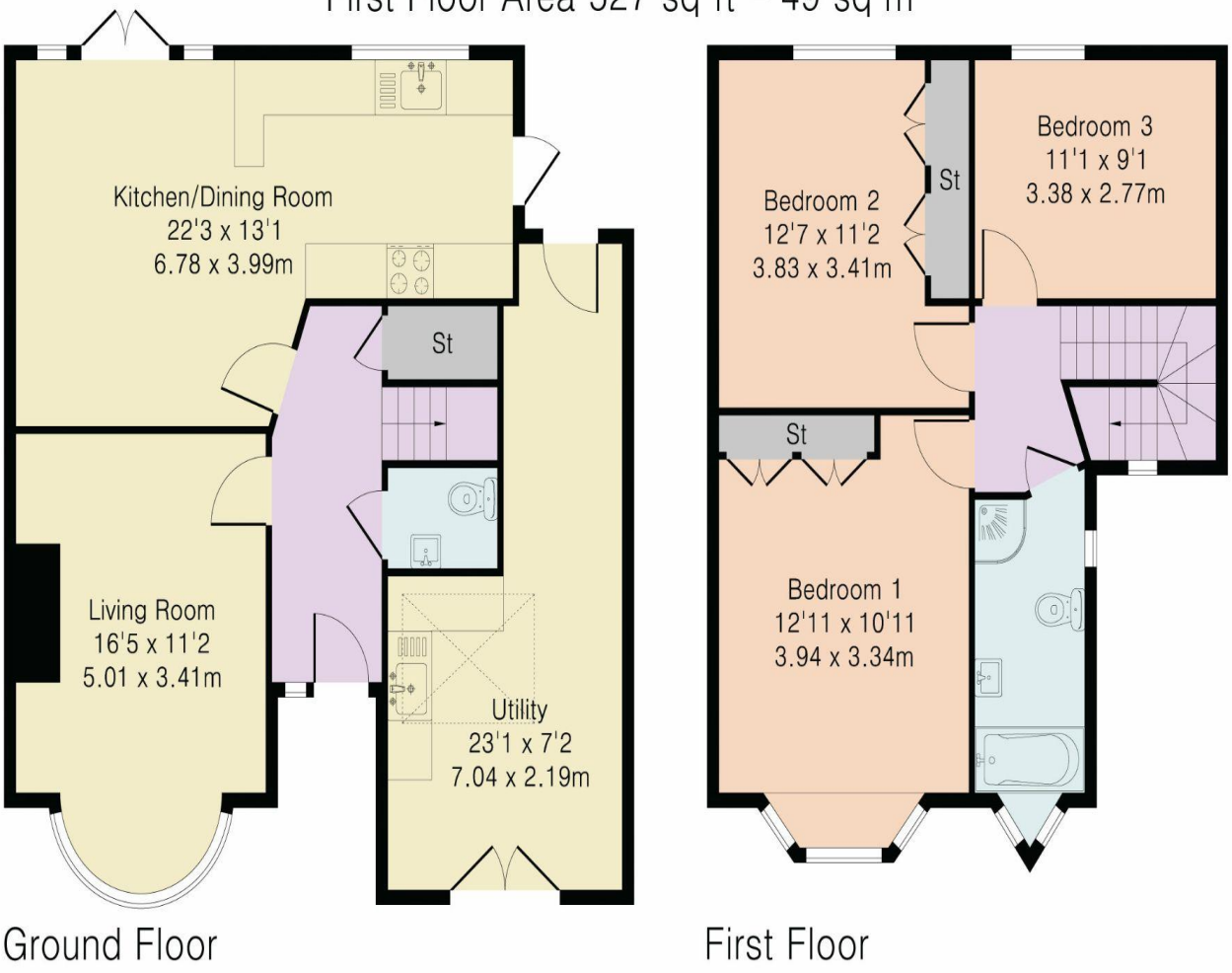

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Approximate Gross Internal Area 1241 sq ft - 115 sq m

Ground Floor Area 714 sq ft – 66 sq m
First Floor Area 527 sq ft – 49 sq m



PINK PLAN

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 as defined by RICS code of measuring practise. No guarantee is given on 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.

RICS Certified Property Measurer