Mount Grace Road, Potters Bar, EN6 1QZ

Price: £925,000
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 rarely available attractive 4 bedroom 2 bathroom semi-detached family home situated in this popular road. Approaching 1,500 sq ft of accommodation over 3 floors this property has a good size open plan kitchen/dining room with family room and further front reception room, downstairs cloakroom and boiler/storage room. The South facing garden is approx. 140ft in length with large shed, and private driveway to the front. Viewing highly recommended.

- 4 BEDROOM SEMI DETACHED FAMILY HOME
- 2 BATHROOMS
- SET OVER 3 FLOORS
- OPEN PLAN KITCHEN/DINING ROOM
- FAMILY ROOM
- SEPARATE FRONT RECEPTION ROOM
- GROUND FLOOR CLOAKROOM
- 140FT SOUTH FACING REAR GARDEN

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FEATURES

DESCRIPTION
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ACCOMMODATION
ENTRANCE HALLWAY
RECEPTION ROOM
KITCHEN/DINING ROOM
FAMILY ROOM
GROUND FLOOR CLOAKROOM

FIRST FLOOR
3 BEDROOMS
FAMILY BATHROOM

SECOND FLOOR
BEDROOM - with En-Suite shower room

140FT SOUTH FACING REAR GARDEN
GARAGE
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. 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 E

LOCAL AUTHORITY
Hertsmere

VIEWING
STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

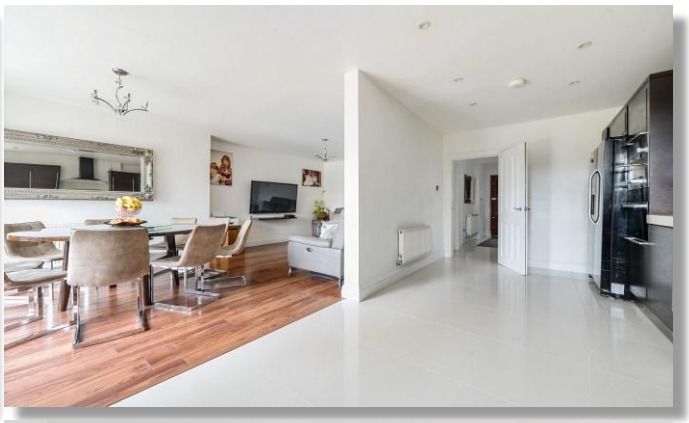
IMPORTANT NOTICE CONCERNING THESE PARTICULARS
None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants 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 £50 plus vat per person.

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Approximate Area = 1502 sq ft / 139.5 sq m
Outbuildings = 377 sq ft / 35 sq m
Total = 1879 sq ft / 174.5 sq m
For identification only - Not to scale

