

OIEO: £730,000

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
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An attractive, deceptively spacious 4 bedroom 2 bathrooms semi-detached family home situated in this sought after turning. The property has been extended to provide excellent accommodation over 3 floors including 2 reception rooms, a well-equipped open plan kitchen/dining room and separate utility/cloakroom. Benefits from a good size cabin to the rear of the 120ft west facing rear garden and off street parking

- 4 BEDROOM SEMI DETACHED FAMILY HOME
- 2 RECEPTION/ 2 BATHROOMS
- ACCOMMODATION OVER 3 FLOORS
- DECEPTIVELY SPACIOUS
- OPEN PLAN KITCHEN/DINING ROOM
- SEPARATE UTILITY/CLOAKROOM
- GOOD SIZE SUMMER HOUSE/CABIN TO THE REAR
- 120FT WEST FACING REAR GARDEN
- OFF STREET PARKING
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY

LIVING ROOM

KITCHEN/DINING ROOM

UTILITY/CLOAKROOM

SNUG

FIRST FLOOR

3 BEDROOMS

FAMILY BATHROOM

LOFT ROOM

BEDROOM - with En-Suite shower room

SUMMER HOUSE/CABIN

120FT WEST FACING REAR GARDEN

OFF STREET PARKING

LOCATION

Holloways Lane is a popular turning off Dixons Hill Road and Bulls Lane. The local shops, mainline railway station (Kings Cross/Moorgate) and local primary school are all within a short walk. Brookmans Park, South Mimms, Potters Bar and Colney Heath are only a short drive away.

SERVICES

Gas Central Heating and Mains Drainage.

Council Tax Band E

LOCAL AUTHORITY

Welwyn Hatfield Council.

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 £25 plus vat per person.

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**Approximate Gross Internal Area 1424 sq ft - 133 sq m
(Excluding Outbuilding)**

Ground Floor Area 700 sq ft - 65 sq m

First Floor Area 426 sq ft - 40 sq m

Loft Room Area 298 sq ft - 28 sq m

Outbuilding Area 249 sq ft - 23 sq m



Outbuilding

Ground Floor

First Floor

Loft Room



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.

