

Baker Street, Potters Bar, EN6 2EX



Price: £985,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



****Chain Free****

Within 2025 catchment of Dame Alice Owen's secondary school an attractive 3/4 bedroom 2 bathroom detached family home with 2,068 sq ft of versatile accommodation. This property is beautifully presented and benefits from 4 reception rooms on the ground floor as well as a stunning shower room, brand new kitchen and 4th bedroom (ground floor) which could also be used as another reception room. Plenty of scope to enlarge further (STPP) There is plenty of off street parking and the mature rear garden is circa 75ft in length.

- 3/4 BEDROOM DETACHED FAMILY HOME
- 4 RECEPTION ROOMS
- 2 BATHROOMS
- BRAND NEW KITCHEN
- STUNNING SHOWER ROOM
- VERSATILE ACCOMMODATION
- 75FT MATURE REAR GARDEN
- GARAGE
- OFF STREET PARKING
- PLENTY OF SCOPE TO ENLARGE FURTHER (STPP)

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
DINING ROOM
KITCHEN
BREAKFAST ROOM
STUDY/OFFICE
GROUND FLOOR SHOWER ROOM
GROUND FLOOR BEDROOM

FIRST FLOOR

3 BEDROOMS
FAMILY BATHROOM

75ft REAR GARDEN
GARAGE
OFF STREET PARKING

LOCATION

Baker Street is a continuation of Darkes Lane and runs between Potters Bar and Barnet. Dame Alice Owen's School and Pope Paul school are only a short distance away. The shops and mainline railway station into Kings Cross and Moorgate are close by. The M25/A1(M) are only a short drive away

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band G

LOCAL AUTHORITY

Hertsmere Council.

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 £25 plus vat per person.

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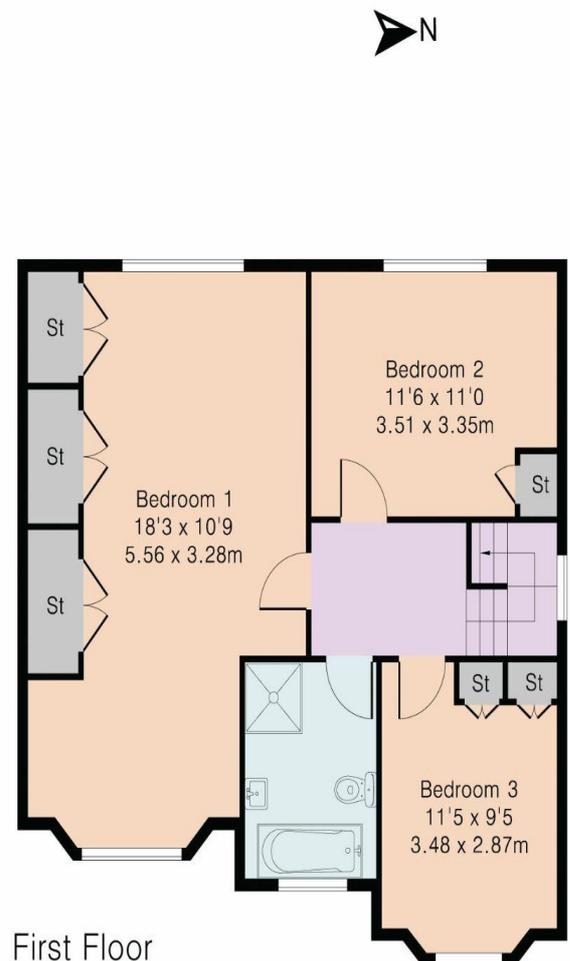
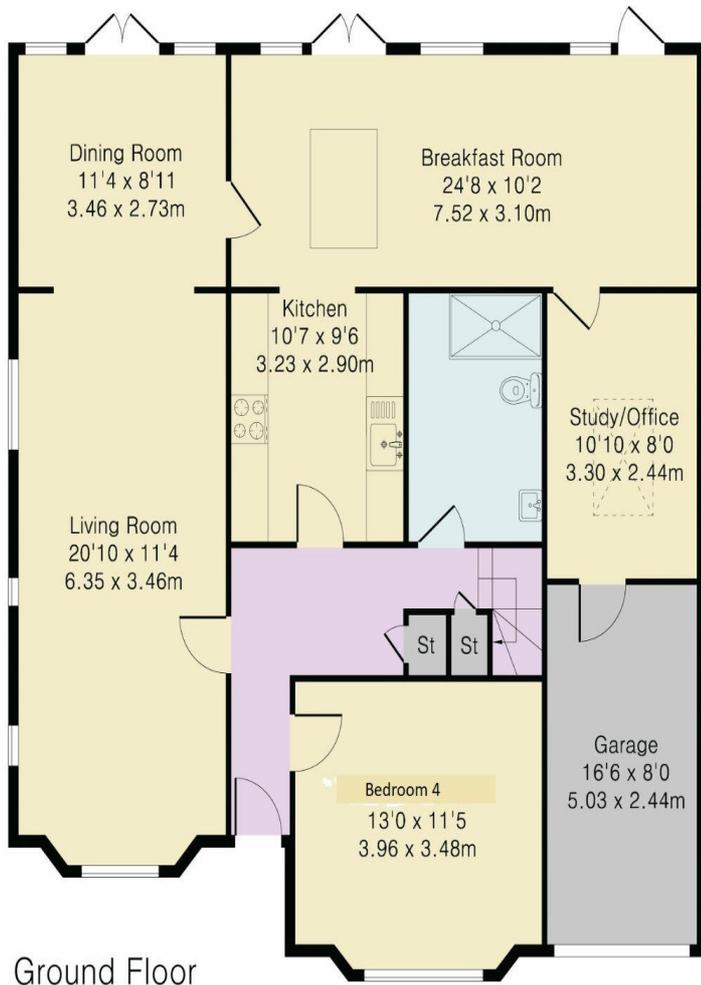
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Approximate Gross Internal Area 2068 sq ft – 192 sq m
Ground Floor Area 1337 sq ft – 124 sq m
First Floor Area 731 sq ft – 68 sq m



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.

