# Kingsland, Potters Bar, EN6 2SW

**OIEO: £1,250,000**
**Freehold**

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



**We are delighted to offer for sale this outstanding 4 bedroom, 3 bathroom 2,000 square foot detached family home. This house is ideal for entertaining or bringing a family up in. The main reception room is open plan with the kitchen and is 27'8 x 25'9 with bi-fold doors to the rear garden. There are also 2 other reception rooms, good size reception hallway, utility room, and dressing room to the vaulted principal bedroom. The rear garden is approx. 40ft x 70ft and benefits from a good size summer house. Situated in the corner of a quiet cul-de-sac location there is plenty of off street parking. This property can only be appreciated with an internal viewing.**

- 4 BEDROOM DETACHED FAMILY HOME
- 3 RECEPTION/3 BATHROOMS
- OPEN PLAN KITCHEN WITH BI-FOLD DOORS
- DRESSING ROOM TO THE VAULTED PRINCIPAL BEDROOM
- SUMMER HOUSE
- 40FT X 70FT REAR GARDEN
- OFF STREET PARKING
- CUL DE SAC

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**FEATURES**

**DESCRIPTION**
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**ACCOMMODATION**
ENTRANCE HALLWAY
STUDY
LOUNGE
KITCHEN/LIVING/DINER
UTILITY ROOM
GROUND FLOOR CLOAKROOM

4 BEDROOMS - one with En-Suite bathroom and dressing room
- one with En-Suite shower room
FAMILY BATHROOM

40FT x 70FT REAR GARDEN
SUMMER HOUSE
OFF STREET PARKING

**LOCATION**
Kingsland is a quiet cul-de-sac off Oakroyd Avenue which in turn is off Baker Street. 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 a short level walk away. 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 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 Gross Internal Area 1995 sq ft - 185 sq m
### (Excluding Outbuilding)

Ground Floor Area 1161 sq ft – 108 sq m
First Floor Area 834 sq ft – 77 sq m
Outbuilding Area 170 sq ft – 16 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.