

**OIEO £1,200,000  
Share of 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



We are delighted to offer for sale this rarely available 4 bedroom Mews style family home which is situated behind gates off the sought after Kentish Lane. The sweeping driveway takes you to this beautiful home which is one of five within this fabulous location. This property has good size accommodation and boasts a superb 165ft walled south facing rear garden. Benefitting from superb views, detached garage and additional parking. An internal viewing is essential.

- 4 BEDROOM GEORGIAN STYLE HOUSE (circa 1987)
- DETACHED DOUBLE GARAGE
- 3 GOOD SIZE RECEPTION ROOMS
- BEAUTIFUL 165FT SOUTH FACING GARDEN
- CHARACTER PROPERTY FULL OF CHARM
- PRIVATE ESTATE SET BEHIND ELECTRIC GATES
- LOCATED ON THE PRESTIGIOUS KENTISH LANE
- WONDERFUL COUNTRYSIDE VIEWS

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## FEATURES

### DESCRIPTION

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### ACCOMMODATION

4 BEDROOMS  
LIVING ROOM  
DINING ROOM  
STUDY/FAMILY ROOM  
UTILITY ROOM  
GROUND FLOOR GUEST CLOAKROOM  
2 BATHROOMS  
165FT SOUTH FACING REAR GARDEN  
GATED PROPERTY  
DOUBLE GARAGE  
PARKING

### LOCATION

This property is situated on the sought-after Kentish Lane (B158) with Essendon Golf Club, Brookmans Park, Hertford, Hatfield (with the historic Hatfield House), Welwyn Garden City and Potters Bar (all with mainline railway stations into London - approx 30 mins by train) and the A1(M) and M25 are all within a short drive away.

### SERVICES

Gas Central Heating and Calor Gas.  
Lease has 968 years remaining (not verified).  
Service Charges are £175pmc (not verified).  
Council Tax Band G

### LOCAL AUTHORITY

Welwyn Hatfield 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. You need to provide us with the following documents:

- \* One form of photographic identification (i.e. Passport, Photocard Driving License, National Identity Card)
- \* A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

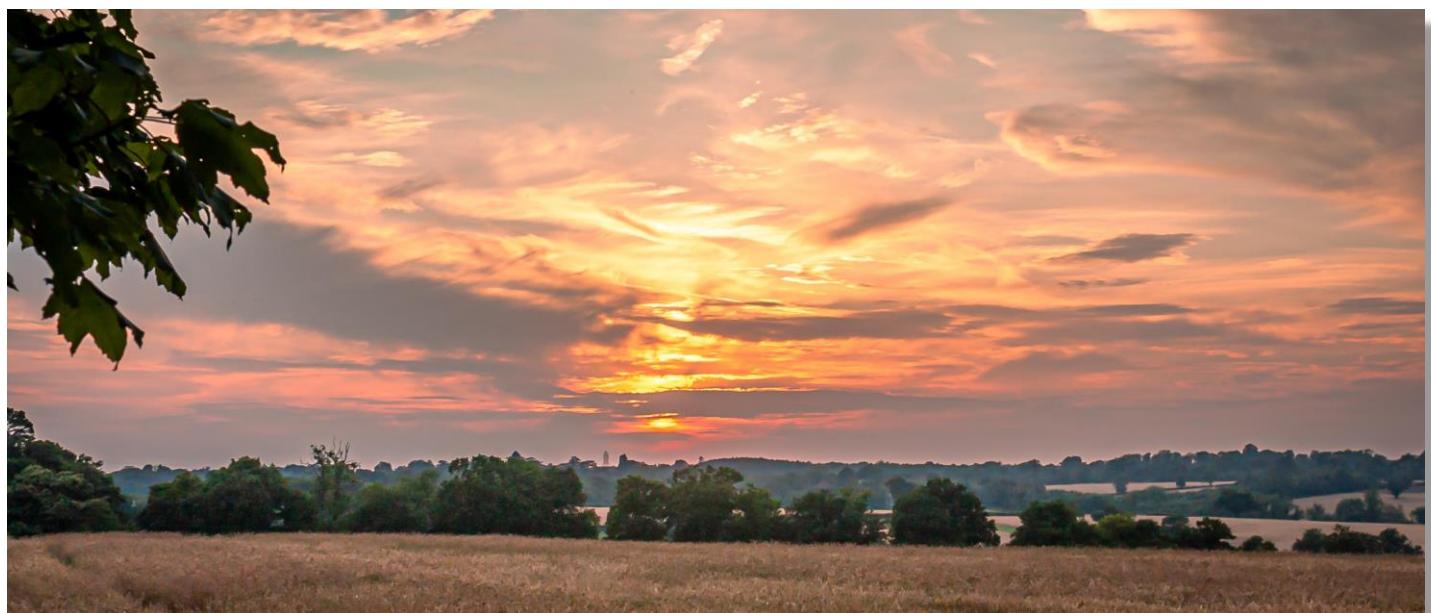
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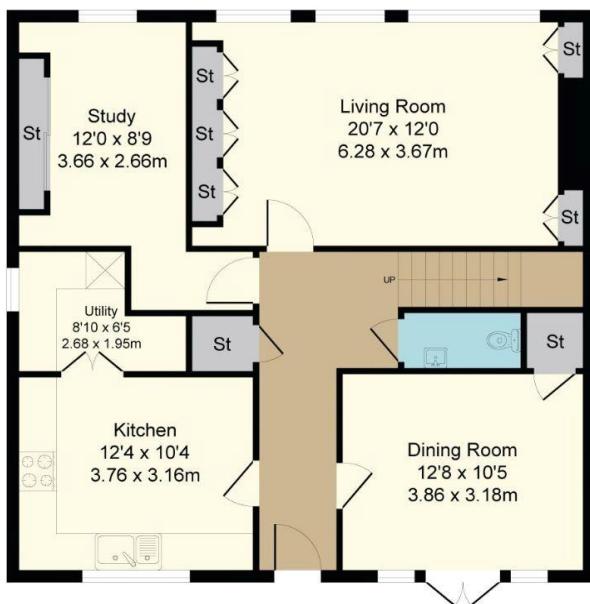
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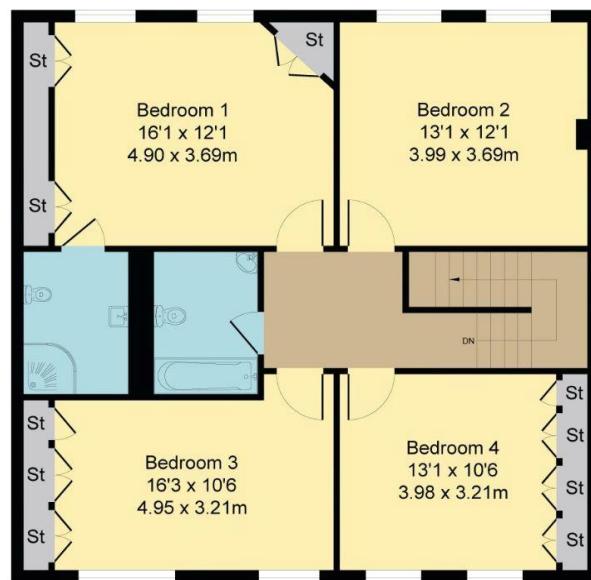


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Ground Floor



First Floor