

**Price: £485,000  
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\*\***

Priced to sell, this is a unique and extremely spacious 2 double bedroom home located in a sought after turning in Potters Bar with well-kept communal grounds and tennis court.

This property offers a generously sized kitchen with central island unit and great sized lounge/diner with door leading onto communal patio with views over grounds and tennis courts. An internal viewing is essential.

- 2 BEDROOM MID TERRACE HOUSE
- CHAIN FREE
- GOOD SIZE LOUNGE/DINING ROOM WITH DOOR TO GROUNDS
- LARGE KITCHEN WITH ISLAND
- PART OF A HISTORIC MANSION
- 2 ALLOCATED PARKING SPACES
- USE OF TENNIS COURT
- LARGE COMMUNAL GROUNDS

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## FEATURES

## DESCRIPTION

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## ACCOMMODATION

ENTRANCE HALLWAY  
KITCHEN  
LOUNGE/DINING ROOM  
GROUND FLOOR CLOAKROOM  
2 BEDROOMS  
FAMILY BATHROOM  
COMMUNAL GROUNDS AND USE OF TENNIS COURT.  
2 ALLOCATED PARKING SPACES

## LOCATION

Rydal Mount is just off Santers Lane which is off Baker Street. Dame Alice Owen's School is only a short distance away. The shops and mainline railway station into Kings Cross and Moorgate are a short walk away. The M25/A1(M) are only a short drive away.

## LOCAL AUTHORITY

Hertsmere Council.

## SERVICES

Gas Central Heating and Mains Drainage.  
Service Charge is £150 per month.(not verified)  
Council Tax Band F

## 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 £15 plus vat per person.

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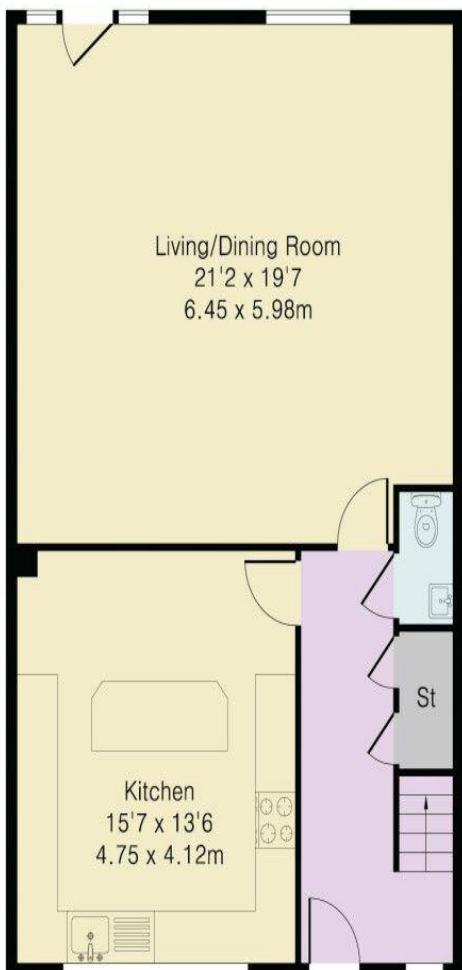
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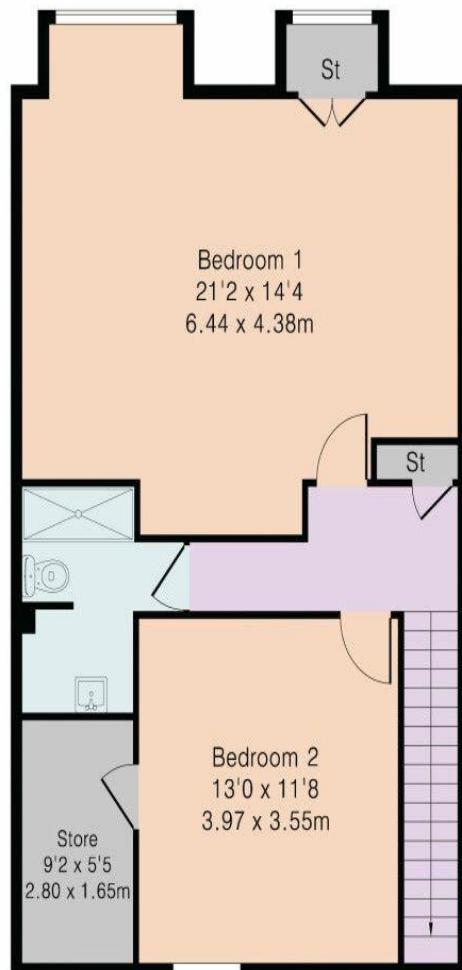
Approximate Gross Internal Area 1472 sq ft – 137 sq m

Ground Floor Area 751 sq ft – 70 sq m

First Floor Area 722 sq ft – 67 sq m



Ground Floor



First Floor



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.

