

**The Cannons, The Ridgeway, Potters Bar, EN6**



**Price: £3,600,000**  
**Freehold**

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
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**We are delighted to offer for sale this imposing 5/6 bedroom detached family home situated in the area's premier road. This home consists of 6,772 sq ft of versatile accommodation over 3 floors which includes a gym, games room, and 4 reception rooms. Set behind electric gates is the carriage driveway which offers parking for numerous cars. The superb rear garden is L-Shaped in design and is 145 in length x 185ft in width at the widest. It is perfect for entertaining and features outdoor heated swimming pool, covered bar and BBQ area, hot tub area to the rear and currently being constructed is a detached studio/office. This really is an exceptional home that warrants an internal viewing.**

- 5/6 BEDROOM DETACHED HOUSE
- PREMIER ROAD IN CUFFLEY VILLAGE
- 6,772 sq ft OF VERSATILE ACCOMMODATION
- 4 RECEPTION ROOMS
- GAMES ROOM
- GYMNASIUM
- SUPERB L-SHAPED REAR GARDEN
- HEATED SWIMMING POOL
- COVERED BAR AND BBQ AREA
- HOT TUB AREA

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## FEATURES

### DESCRIPTION

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### ACCOMMODATION

<b><u>Ground Floor</u></b> Vestibule Reception Hallway Kitchen Breakfast Room Dining Room Study Drawing Room Family Room Utility Room Hallway  <b><u>Exterior</u></b> Garage Storage Carpport Gym Heated Swimming Pool Garden	<b><u>First Floor</u></b> Master Suite with Dressing Room Bedroom 2 Bedroom 3 Landing Family Bathroom Balcony Snooker Room	<b><u>Second Floor</u></b> Bedrooms 4 and 5 Balcony Storage
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### LOCATION

Situated on this prestigious road, The Ridgeway is a turning off Shepherds Way. Potters Bar, Cuffley and Brookmans Park all have mainline railway stations and are only a short drive away. The M25 and A1(M) are within a short drive away as well. There are many schools a short drive away including Lochinver House, Stormont, Queenswood, Chancellor's and Dame Alice Owen's.

### LOCAL AUTHORITY

Welwyn Hatfield Council.

### SERVICES

Gas Central Heating and Mains Drainage. Council Tax Band H.

### 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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**Cannons, 6 The Ridgeway, Cuffley**

Gross internal area (approx.)  
487 m<sup>2</sup> (5250 ft<sup>2</sup>) excluding garage, stores & cart lodge

For identification purposes only. Not to scale.  
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