

Billy Lows Lane, Potters Bar, EN6



Price: £850,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
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A rarely available deceptively spacious 4 bedroom, 3 bathroom, detached family home situated on a popular residential road in the heart of Potters Bar. This property has been extended to provide 3 reception rooms and excellent family accommodation. The well maintained rear garden is 100ft in length and there is off street parking. An internal viewing is highly recommended.

- 4 BEDROOM DETACHED HOUSE
- 3 BATHROOMS
- EXCELLENT FAMILY ACCOMMODATION
- EXTENDED TO PROVIDE 3 RECEPTION ROOMS
- CLOSE TO POTTERS BAR AMENITIES
- 100FT REAR GARDEN
- OFF STREET PARKING
- POPULAR RESIDENTIAL ROAD IN THE HEART OF POTTERS BAR

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LOUNGE
DINING ROOM
KITCHEN
GROUND FLOOR BATHROOM
4 BEDROOMS – (MASTER WITH EN-SUITE)
FAMILY BATHROOM
100FT REAR GARDEN
OFF STREET PARKING

LOCATION

Billy Lows Lane is a desirable road within Potters Bar, off Hatfield Road and Darkes Lane. Potters Bar main shopping centre in Darkes Lane, Main Line Railway station (Kings Cross/Moorgate) and Sainsbury's are all a short walk away. The A1M and M25 are only a short drive away.

SERVICES

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

LOCAL AUTHORITY

Hertsmere Borough 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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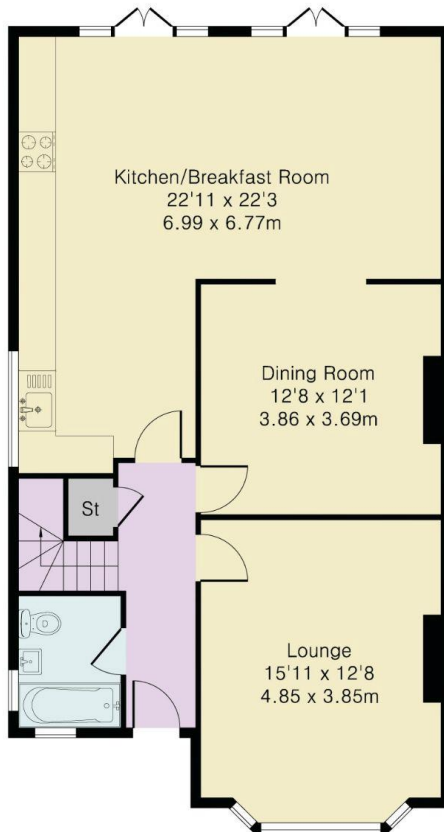
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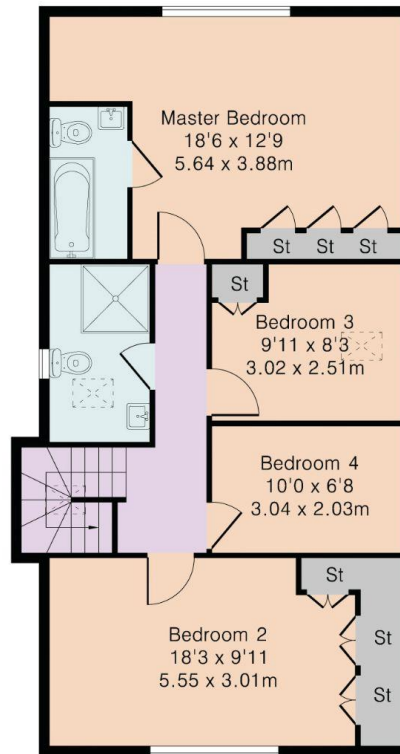
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Approximate Gross Internal Area 1579 sq ft – 147 sq m
Ground Floor Area 863 sq ft – 80 sq m
First Floor Area 717 sq ft – 67 sq m



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.

