

**Speyhawk Place, Little Heath, Potters Bar**



**Price: Offers Over £1,100,000**  
**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



**A stunning 4 bedroom, 2 bathroom, 4 receptions detached house backing on to open fields, sitting on a 5th of an acre plot with a double garage situated in a quiet cul-de-sac location in little heath.**

- 4 BEDROOM DETACHED HOUSE
- FABULOUS COUNTRYSIDE VIEWS TO THE REAR
- OPEN-PLAN KITCHEN/DINER
- DOUBLE GARAGE
- OFF-STREET PARKING
- QUIET CUL-DE-SAC LOCATION
- SITTING ON A 5TH OF AN ACRE PLOT
- 2 BATHROOMS

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## FEATURES

### DESCRIPTION

A stunning 4 bedroom, 2 bathroom, 4 receptions detached house backing on to open fields, sitting on a 5th of an acre plot with a double garage situated in a quiet cul-de-sac location in little heath.

### ACCOMMODATION

ENTRANCE HALLWAY  
LOUNGE  
STUDY  
KITCHEN/BREAKFAST ROOM  
FAMILY ROOM  
DINING ROOM  
4 BEDROOMS  
2 BATHROOMS (1 EN-SUITE)  
DOUBLE GARAGE  
REAR GARDEN  
BACKING ONTO FIELDS

### LOCATION

Speyhawk is a quiet cul-de-sac turning off of Hawkshead Road in Little Heath, Potters Bar. Brookmans Park is only a few minutes drive away with a selection of shops and mainline railway station into Kings Cross/Moorgate. Welham Green, Hatfield and Potters Bar are all within a short drive away.

### SERVICES

GAS CENTRAL HEATING.  
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 Licence, National Identity Card)
- \* A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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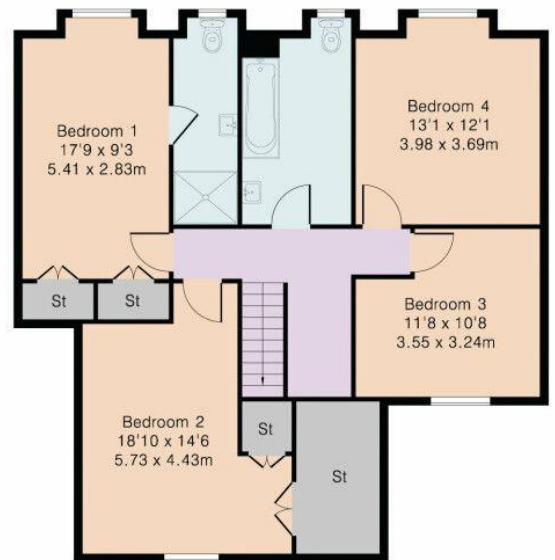
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Approximate Gross Internal Area 2216 sq ft – 206 sq m  
Ground Floor Area 1287 sq ft – 120 sq m  
First Floor Area 929 sq ft – 86 sq m



Ground Floor



First Floor