

**OIEO: £1,750,000
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



We are delighted to offer for sale this superb 4,567 sq ft detached residence (including detached annexe) which is set behind 2 sets of electric gates and situated in the heart of the beautiful village of Newgate Street. The main house consists of 4 double bedrooms, 3 bathrooms, and 6 reception rooms. The master bedroom has a stunning walk in wardrobe, large en-suite and Juliet balcony. The 2nd bedroom also has an en-suite and a large balcony with stunning views. The ground floor is extremely spacious in design and split level to many rooms. There is also a detached one bedroom annexe with separate gym area. The secluded walled garden is just over 1/3rd of an acre and wraps around the property and driveway which provides secure parking for many vehicles. The views from this property are absolutely stunning and can only be appreciated with an internal viewing.

- SUPERB 4,567 SQ FT DETACHED RESIDENCE
- POSITIONED BEHIND ELECTRIC GATES
- 4 DOUBLE BEDROOMS
- SITUATED IN BEAUTIFUL NEWGATE STREET VILLAGE
- WALLED GARDEN WRAPS AROUND THE PROPERTY - 1/3RD ACRE
- EXTREMELY SPACIOUS IN DESIGN
- 6 RECEPTION ROOMS
- SECURE PARKING FOR SEVERAL VEHICLES
- 3 BATHROOMS
- DETACHED ONE BEDROOM ANNEXE WITH SEPARATE GYM AREA

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY

DINING ROOM

DRAWING ROOM

OFFICE WITH LIBRARY

FAMILY ROOM

SITTING ROOM

BREAKFAST ROOM

KITCHEN/BREAKFAST ROOM

UTILITY ROOM

MASTER BEDROOM WITH EN-SUITE AND FITTED WARDROBES

3 FURTHER BEDROOMS

FAMILY BATHROOM

WRAP AROUND GARDEN CIRCA 1/3rd ACRE

LARGE GRAVEL DRIVEWAY

ELECTRIC GATES

ANNEXE with LIVING ROOM BEDROOM KITCHEN GYM

LOCATION

Tolmers Place is at the top of Carbone Hill. There are 2 pubs, coffee shop, local school and restaurant which are only a short walk away and is within easy access to Cuffley mainline railway station and its wide range of shops. Brookmans Park, Northaw, Potters Bar and Cheshunt are a short drive away.

SERVICES

Gas Central Heating and Mains Drainage.

Council Tax Band H.

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).

**Tolmers House, Newgate Street Village, Hertford, Hertfordshire,
SG13 8RG**



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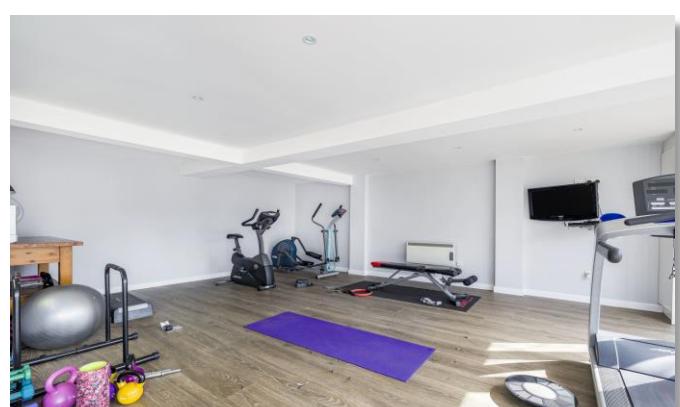


**Tolmers House, Newgate Street Village, Hertford, Hertfordshire,
SG13 8RG**



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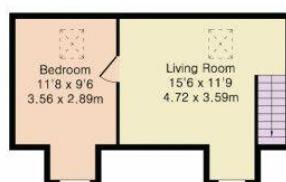


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Ground Floor(Annexe)

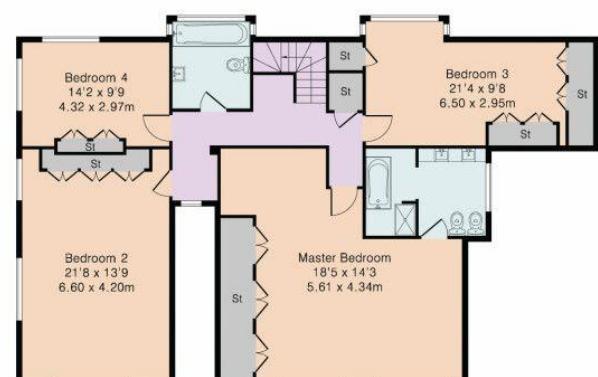


First Floor(Annexe)

Approximate Gross Internal Area 4567 sq ft – 423 sq m
Ground Floor Area 2297 sq ft – 213 sq m
First Floor Area 1390 sq ft – 129 sq m
Annexe Ground Floor Area 553 sq ft – 51 sq m
Annexe First Floor Area 327 sq ft – 30 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.