

Mount Grace Road, Potters Bar, EN6 1RD



Price: £1,200,000
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 have pleasure in offering for sale this superb 4 double bedroom, 2 bathroom, detached Edwardian family home. Dating back to the early 1900's this property oozes character, with well-proportioned rooms it benefits from a bright and spacious reception hallway, 2 lovely reception rooms, good size kitchen, separate utility room and study. The property also benefits from a loft space accessed by a pull down ladder with a dormer window to the rear. The beautiful south facing rear garden is approaching 160ft in length and there is a detached garage and private driveway. Whilst the property is currently a great size, over 2100 sq ft, there is still much potential to extend subject to planning consents. An internal viewing is essential.

- SUPERB DETACHED EDWARDIAN FAMILY HOME
- 4 DOUBLE BEDROOMS
- 2 BATHROOMS
- UTILITY ROOM
- STUDY
- 160FT SOUTH FACING REAR GARDEN
- DETACHED GARAGE
- PRIVATE DRIVEWAY
- WELL-PROPORTIONED ROOMS
- GATED SIDE ACCESS

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FEATURES

DESCRIPTIONS

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ACCOMMODATION

RECEPTION HALLWAY
LIVING ROOM
DINING ROOM
KITCHEN
UTILITY ROOM
OFFICE
4 BEDROOMS - 1 WITH 1 EN-SUITE
FAMILY BATHROOM
SEPARATE FIRST FLOOR WC
GARAGE
REAR GARDEN

LOCATION

Mount Grace Road is a desirable turning within Potters Bar, off of Quakers Lane or Billy Lows Lane. Potters Bar main shopping centre in Darkes Lane, Main Line Railway station and Sainsbury's are all a short walk away. Mount Grace secondary school and a variety of primary schools are within walking distance. The A1M and M25 are only a relatively short drive away.

LOCAL AUTHORITY

Hertsmere Council.

SERVICES

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

VIEWINGS

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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Approximate Gross Internal Area 2125 sq ft – 197 sq m
Ground Floor Area 1003 sq ft – 93 sq m
First Floor Area 910 sq ft – 85 sq m
Garage Area 211 sq ft – 20 sq m

