

**The Walk, Potters Bar, EN6 1QF**

**Price: £1,095,000**  
**Freehold**



Vanessa McCallum Estates Ltd  
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**An absolutely stunning 4 bedroom 2 bathroom detached versatile chalet home which benefits from an incredible super room to the rear with bi-folding doors onto the 80 ft south facing garden. The current owners have completely transformed this property. All bedrooms are doubles and there is a good size utility room. To the rear of the garden are 2 detached summer houses ideal for a gym and office. An internal viewing is highly recommended.**

- 4 DOUBLE BEDROOM DETACHED CHALET BUNGALOW
- 2 BATHROOMS
- FABULOUS SUPER-ROOM WITH BI-FOLD DOORS
- 80FT SOUTH-FACING LANDSCAPED REAR GARDEN
- COMPLETELY RENOVATED
- UTILITY ROOM
- 2 DETACHED SUMMER HOUSES
- GREAT LOCATION FOR POTTERS BAR AMENITIES

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

ENTRANCE HALLWAY  
BEDROOMS 3 AND 4  
CLOAKROOM  
UTILITY ROOM  
KITCHEN/DINING/LIVING SUPER-ROOM

### **FIRST FLOOR**

BEDROOM 1 WITH WALK-IN WARDROBE AND EN-SUITE  
BEDROOM 2 WITH BUILT-IN BED AND STORAGE  
FAMILY BATHROOM

### **EXTERIOR**

OFF-STREET PARKING FOR SEVERAL VEHICLES  
80 FT SOUTH FACING REAR GARDEN  
OFFICE  
GYM

### **LOCATION**

The Walk is an extremely convenient location. The mainline railway station (Kings Cross/Moorgate) is a short walk away as are Tesco's and Sainsbury's supermarkets, local shops and Ladbroke Primary School. The M25 and A1(M) are only a short drive away.

### **SERVICES**

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

### **LOCAL AUTHORITY**

Hertsmere 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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Approximate Gross Internal Area 2115 sq ft – 196 sq m

Ground Floor Area 1058 sq ft – 98 sq m

First Floor Area 547 sq ft – 51 sq m

Outbuilding Area 510 sq ft – 47 sq m



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.

