

The Walk, Potters Bar, EN6 1QF



OIEO: £1,250,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
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An absolutely stunning 4 bedroom 3 bathroom semi-detached family home situated in this sought after location close to all amenities. The current owners have done extensive refurbishment and extensions throughout. The accommodation is set out on 3 levels and has over 2,500 sq ft internally. There is a superb open plan kitchen/diner to the rear with a vaulted family room off this. The kitchen is 'Schmidt', with ceramic working tops. The rear garden is south facing and approx. 125ft and features a 725ft square summer house with wc and shower. This property can only be appreciated with an internal viewing.

- 4 BEDROOM SEMI DETACHED FAMILY HOME
- 4 RECEPTIONS
- 3 BATHROOMS
- SUPERB OPEN- PLAN KITCHEN/DINER TO THE REAR
- OFF STREET PARKING
- SUMMER HOUSE WITH CLOAKROOM AND SHOWER
- EV CHARGER
- SOUGHT AFTER LOCATION, CLOSE TO ALL AMENITIES
- APPROX 125FT SOUTH FACING REAR GARDEN
- EXTENSIVE REFURBISHMENT AND EXTENSIONS THROUGHOUT

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FEATURES

DESCRIPTION

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ACCOMMODATION

GROUND FLOOR -

LARGE RECEPTION HALLWAY
FRONT RECEPTION ROOM
GUEST CLOAKROOM
LOUNGE
KITCHEN/DINER
UTILITY ROOM
FAMILY ROOM

FIRST FLOOR -

3 BEDROOMS (ONE WITH EN-SUITE AND JULIET BALCONY)
FAMILY BATHROOM

SECOND FLOOR -

BEDROOM AND SHOWER ROOM.

EXTERIOR -

APPROX 125FT SOUTH FACING REAR GARDEN
OFF STREET PARKING FOR SEVERAL VEHICLES
SUMMER HOUSE WITH CLOAKROOM AND SHOWER ROOM

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 Ladbrooke Primary School. The M25 and A1(M) are only a short drive away.

LOCAL AUTHORITY

Hertsmere Council.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band F

Car charging point fitted which will charge cars directly from the solar panels during the day at no cost
Ground floor underfloor heating heatmizer
First/second underfloor heating

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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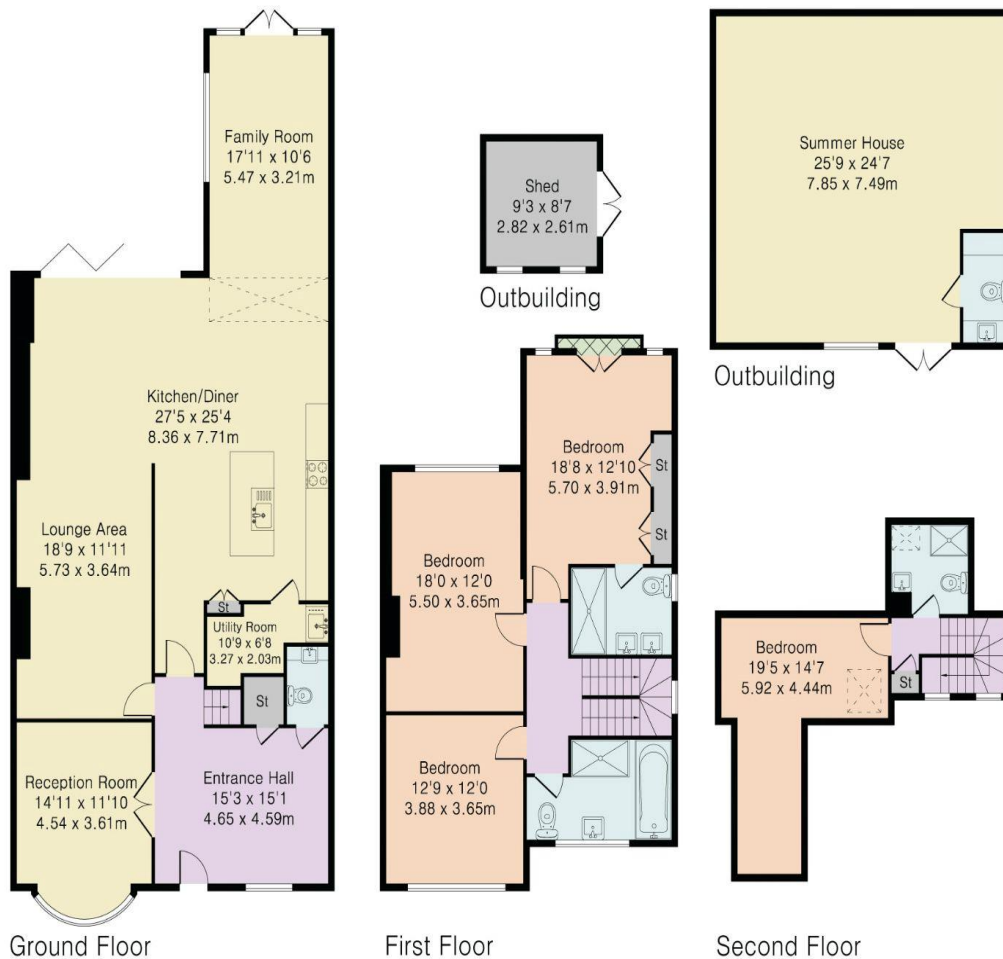
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Approximate Gross Internal Area 3277 sq ft – 305 sq m
Ground Floor Area 1459 sq ft – 136 sq m
First Floor Area 846 sq ft – 79 sq m
Second Floor Area 247 sq ft – 23 sq m
Outbuilding Area 725 sq ft – 67 sq m



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.

