

Thornton Road, Potters Bar, EN6 1JJ



Price: Offers in Excess of £599,999
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
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Dating back to the 1800s, is this rarely available 3 bedroom detached family home, situated in this sought-after Little Heath location. This property benefits from a 20 ft garage, 2 reception rooms, a utility room and a delightful 60 ft rear garden. This property has plenty of scope to enlarge further, subject to the usual permissions.

- DETACHED 3 BEDROOM HOUSE
- CHARACTER PROPERTY
- LOCATED IN SOUGHT-AFTER LITTLE HEATH
- 2 RECEPTION ROOMS
- UTILITY ROOM
- 20FT GARAGE
- 60FT REAR GARDEN
- SCOPE TO ENLARGE FURTHER STPP

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
KITCHEN
UTILITY ROOM
DINING ROOM
GUEST CLOAKROOM
3 BEDROOMS
BATHROOM
60FT REAR GARDENS
20FT GARAGE

LOCATION

Thornton Road is a sought after turning off Hatfield Road (A1000). Little Heath Primary School and Mount Grace Secondary School are within walking distance. The shops and mainline railway station (Kings Cross and Moorgate) are a short drive away. The M25 and A1(M) are also a short drive away.

LOCAL AUTHORITY

Welwyn Hatfield Council.

SERVICES

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

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 1279 sq ft – 118 sq m
Ground Floor Area 790 sq ft – 73 sq m
First Floor Area 489 sq ft – 45 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.

