

Thornton Road, Potters Bar, EN6 1JJ



**Price: £575,000**  
**Freehold**

Vanessa McCallum Estates Ltd  
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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. Facial recognition will be offered at a charge of £15 plus vat per person.

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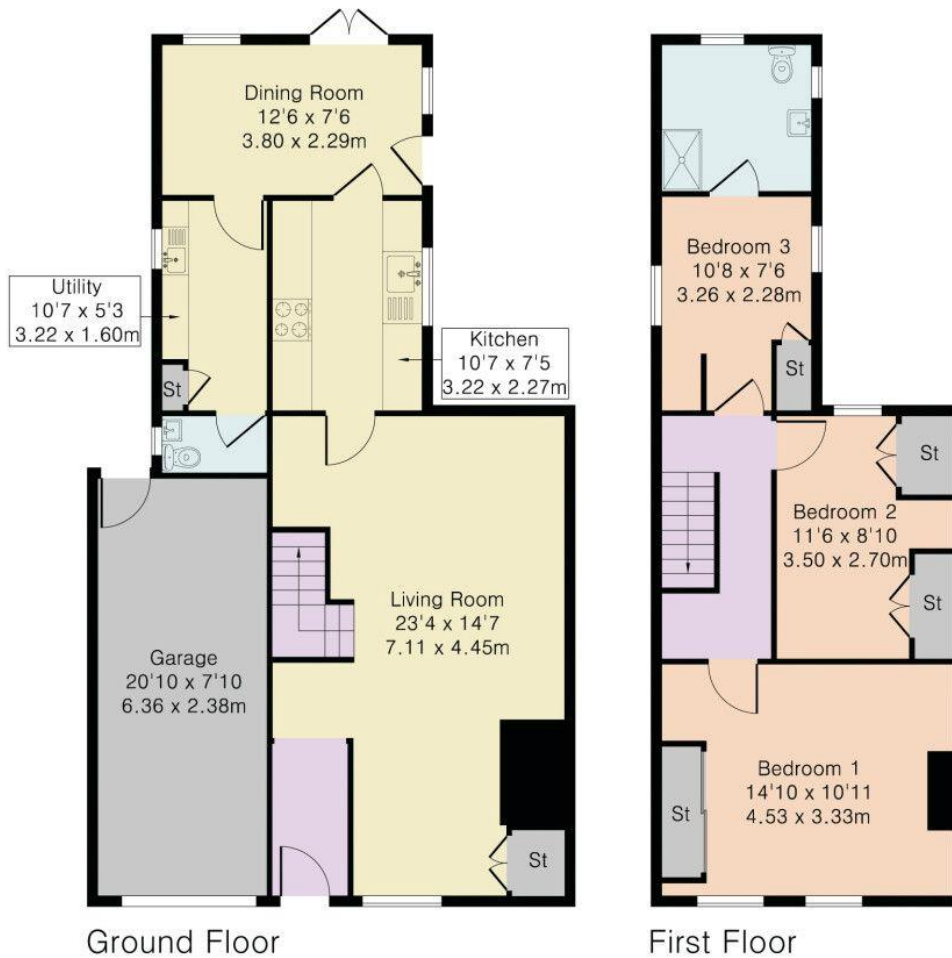
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Approximate Gross Internal Area 1279 sq ft – 118 sq m  
Ground Floor Area 790 sq ft – 73 sq m  
First Floor Area 489 sq ft – 45 sq m



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.

