

Wain Close, Potters Bar, EN6 1NF



Price: £4,250.00 p.c.m.

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



****AVAILABLE FROM THE 6TH DECEMBER** **UNFURNISHED ****

We are delighted to offer To Let this extremely spacious 5 bedroom detached family home situated in this quiet sought after cul-de-sac location. This property is on delightful south facing plot and boasts a 110ft x 50 ft south facing rear garden with views over open farmland and features a covered swimming pool. If you are looking for a large family home, look no further. There is 4,283 sq ft of family accommodation and has plenty of off street parking and generous double garage.

- AVAILABLE FROM THE 6TH DECEMBER
- UNFURNISHED
- SPACIOUS 5 BEDROOM DETACHED FAMILY HOME
- SOUTH FACING REAR GARDEN WITH VIEWS OVER OPEN FARMLAND
- COVERED SWIMMING POOL
- QUIET SOUGHT AFTER CUL DE SAC
- OFF STREET PARKING
- DOUBLE GARAGE

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
STUDY
LIVING ROOM
DINING ROOM
GROUND FLOOR CLOAKROOM
KITCHEN/DINER
UTILITY ROOM
CONSERVATORY

FIRST FLOOR

5 BEDROOMS - 2 WITH EN SUITES
FAMILY BATHROOM
110FT X 50FT SOUTH FACING GARDEN WITH VIEWS OVER OPEN FARMLAND
COVERED SWIMMING POOL
OFF STREET PARKING
DOUBLE GARAGE

LOCATION

Wain Close is a quiet Cul-De-Sac off of Hawkeshead Road. The mainline railway station (Kings Cross/Moorgate) and main shops are a short drive away as are the M25 and A1(M).

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band G

Permitted payments are the monthly rent plus 5 weeks deposit and 2 weeks holding deposit required. Vanessa McCallum Estates is a member of the property Ombudsman. We outsource our rentals to W Property Solutions Ltd whose client money protection scheme is with NALS and is a SAFE agent.

LOCAL AUTHORITY

Welwyn Hatfield Council.

VIEWING

STRICTLY BY APPOINTMENT THROUGH 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 License, National Identity Card)
- * A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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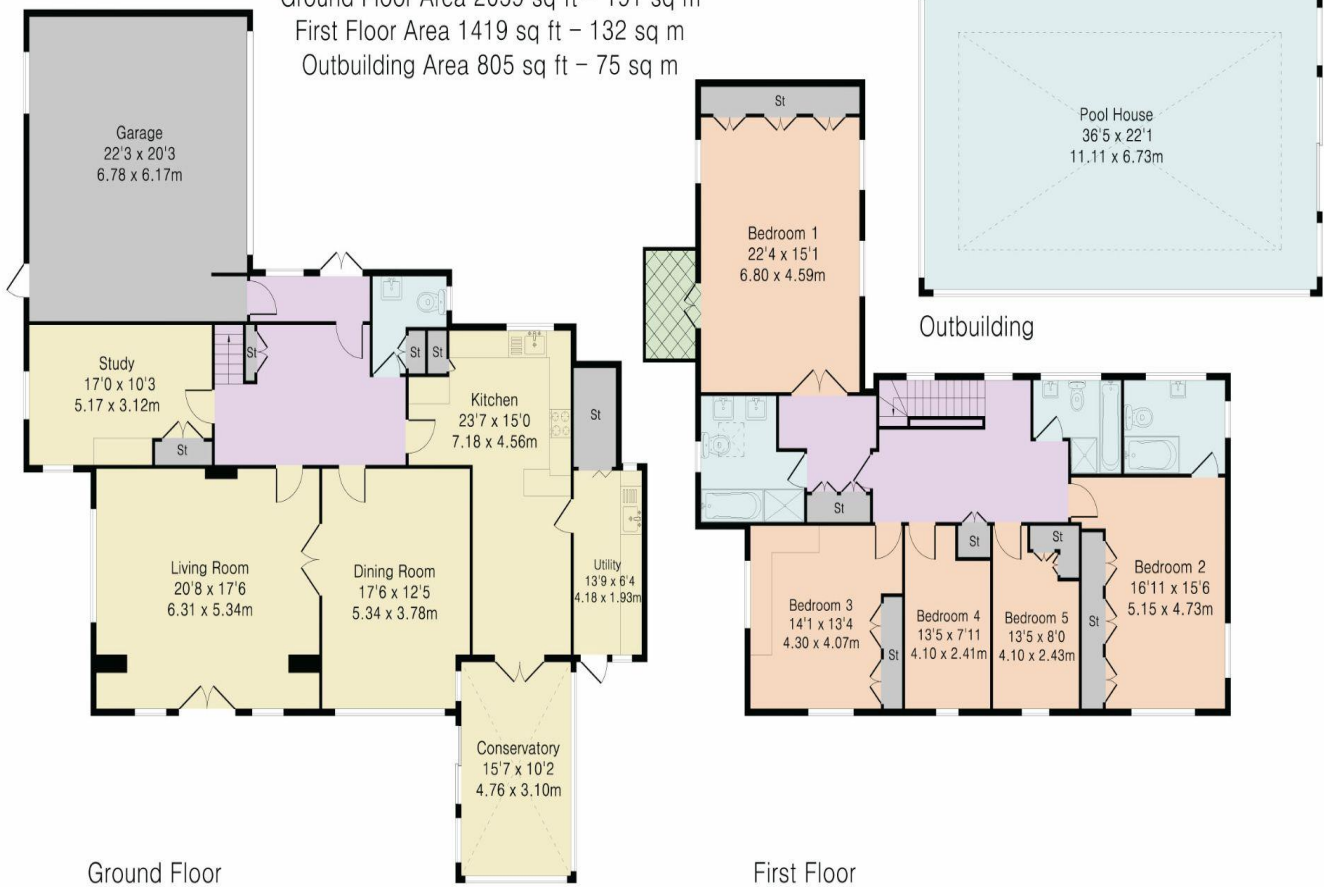
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Approximate Gross Internal Area 4283 sq ft – 398 sq m
Ground Floor Area 2059 sq ft – 191 sq m
First Floor Area 1419 sq ft – 132 sq m
Outbuilding Area 805 sq ft – 75 sq m



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.

