

**Anthorne Close, Potters Bar, EN6 1RW**

**Price: £945,000**  
**Freehold**



Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)



**An imposing 5 bedroom detached family home situated in this quiet cul-de-sac location. The property benefits from well-proportioned accommodation set over 3 floors consisting of 4 reception rooms, 3 bathrooms, garage/gym, mature rear garden and private off street parking.**

- 5 BEDROOM DETACHED FAMILY HOME
- 4 RECEPTION ROOMS/3 BATHROOMS
- WELL PROPORTIONED ACCOMMODATION
- SET OVER 3 FLOORS
- CUL-DE-SAC LOCATION
- MATURE REAR GARDEN
- GARAGE/GYM
- OFF STREET PARKING

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## **FEATURES**

### **DESCRIPTION**

An imposing 5 bedroom detached family home situated in this quiet cul-de-sac location. The property benefits from well-proportioned accommodation set over 3 floors consisting of 4 reception rooms, 3 bathrooms, garage/gym, mature rear garden and private off street parking.

### **ACCOMMODATION**

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

#### **FIRST FLOOR**

4 BEDROOMS - One with En-suite  
FAMILY BATHROOM

#### **2ND FLOOR**

BEDROOM - With En-suite

MATURE REAR GARDEN  
GARAGE/GYM  
OFF STREET PARKING

## **LOCATION**

This property is located in a private road within a quiet Cul-De-Sac within easy reach of Little Heath and Potters Bar Town Centre. It is a turning off Quakers Lane which in turn is off Church Road, which is a continuation of Darkes Lane. There is a public house and three local schools within a short walk from the property. It is a short walk to Darkes Lane which has a variety of shops and mainline train station with services into Kings Cross and Moorgate with journey times from 18 minutes run regularly. The M25 Junction 24 and A1(M) are a short drive away.

## **SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band G

## **LOCAL AUTHORITY**

Hertsmere Council.

## **VIEWING**

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

## **IMPORTANT NOTICE 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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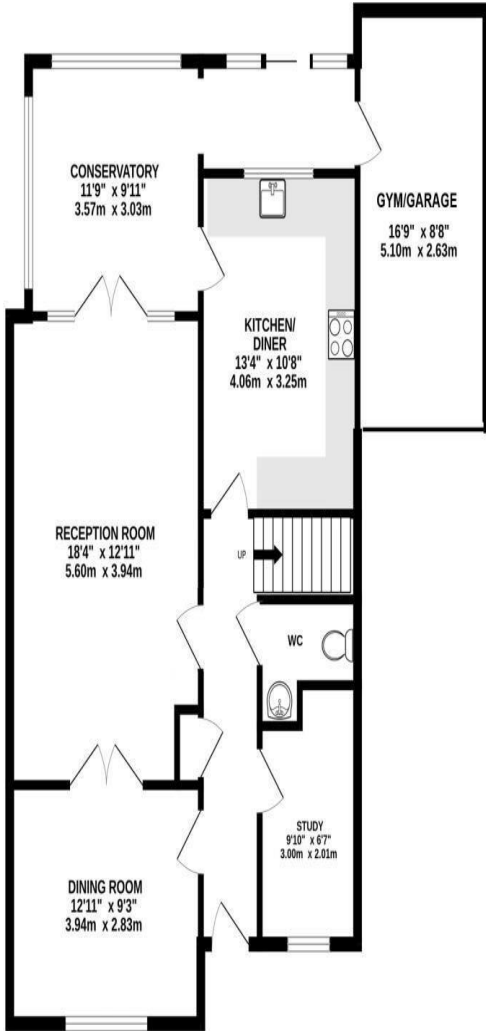
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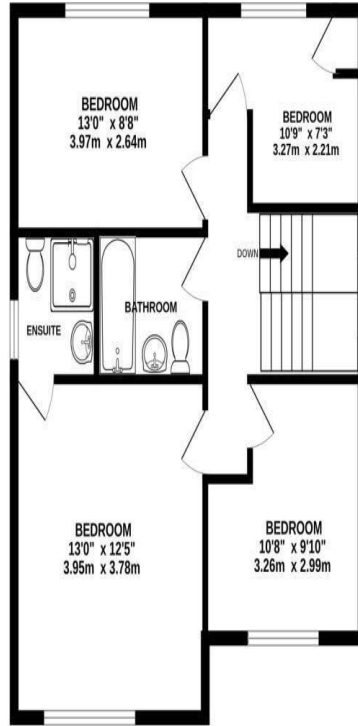


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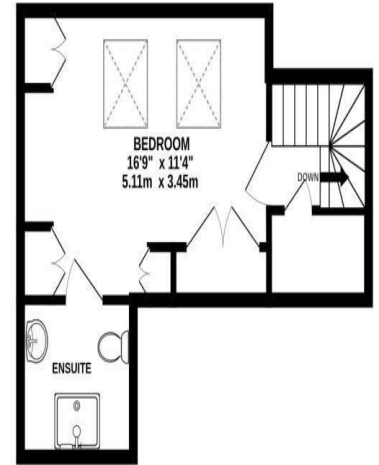
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL FLOOR AREA: 1905sq.ft. (177.0 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.