

Thornton Road Potters Bar EN6 1JJ



**Price: £499,950**  
**Freehold**

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



**\*\*CHAIN FREE\*\***

**We are delighted to offer for sale this deceptively spacious 3 bedroom end of terrace period cottage which benefits from 2 good size reception rooms and 3 well-proportioned bedrooms. The property features a 60ft rear garden and has side access. This property is offered for sale chain free and is ideally situated close to Little Heath Primary School.**

- 3 BEDROOM END OF TERRACE PERIOD COTTAGE
- CHAIN FREE
- DECEPTIVELY SPACIOUS
- 2 GOOD SIZE RECEPTION ROOMS
- 3 WELL PROPORTIONED BEDROOMS
- 60ft REAR GARDEN
- SIDE ACCESS
- CLOSE TO LITTLE HEATH PRIMARY SCHOOL

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

ENTRANCE HALLWAY  
LOUNGE  
DINING ROOM  
KITCHEN  
GROUND FLOOR BATHROOM  
3 BEDROOMS  
60FT REAR GARDEN  
SIDE ACCESS

### **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 (or approx 20 minute walk). The M25 and A1(M) are a short drive away.

### **SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band D

### **LOCAL AUTHORITY**

Welwyn Hatfield Council

### **VIEWINGS**

STRICTLY BY APPOINTMENT WITH 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 of the 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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