

Mountway, Potters Bar, EN6 1EP

Price: £1,450,000  
Freehold



Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
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Situated in this sought after turning is this well presented 6 bedroom 3 bathroom detached family home with over 2,600 sq ft (including outbuilding) of accommodation set over 3 floors. The property features a stunning spacious reception hallway, good size reception rooms, modern kitchen/dining room, Air conditioning to all 6 bedrooms, study to first floor with fully fitted furniture. The 100ft south/west facing rear garden is beautifully kept and has full width patio as well as a timber framed summer house. There is a carriage driveway providing off street parking for numerous vehicles. This property really has everything you could want in a family home.

- 6 BEDROOM DETACHED FAMILY HOME
- ACCOMMODATION SET OVER 3 FLOORS
- 3 BATHROOMS
- STUNNING SPACIOUS HALLWAY
- GOOD SIZE ROOMS
- 100FT SOUTH/WEST FACING REAR GARDEN
- TIMBER FRAMED SUMMER HOUSE
- CARRIAGE DRIVEWAY

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**FEATURES**  
**DESCRIPTION**

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**ACCOMMODATION**

SPACIOUS ENTRANCE HALLWAY  
FAMILY ROOM  
RECEPTION ROOM  
KITCHEN/DINER  
UTILITY ROOM  
GROUND FLOOR CLOAKROOM

**FIRST FLOOR**

5 BEDROOMS- 2 with En-Suites  
STUDY  
FAMILY BATHROOM

**SECOND FLOOR**

2 BEDROOMS  
100FT SOUTH/WEST FACING REAR GARDEN  
SUMMERHOUSE  
SIDE ACCESS  
CARRIAGE DRIVEWAY

**OTHER EXTRAS INCLUDE**

PREMIUM 'SMART' 7kw EV CHARGER  
IRRIGATION SYSTEM IN GARDEN & HOT WATER TAP  
UNDERFLOOR HEATING IN KITCHEN  
INDIVIDUAL TRV 'SMART' HOME GENIUS HEATING SYSTEM

**LOCATION**

Mountway, is regarded as one of the most sought after turnings in Little Heath, and is situated off Church Road (continuation of Darkes Lane). It is within walking distance for the local shops, restaurants and Potters Bar railway station which provides a fast and frequent service into London (Kings Cross/ Moorgate). The M25 and A1(M) are only a short drive away. There are many good schools close by including Lochinver, Little Heath Primary School, Dame Alice Owen's and Mount Grace.

**LOCAL AUTHORITY**

Hertsmere Council.

**SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band H

**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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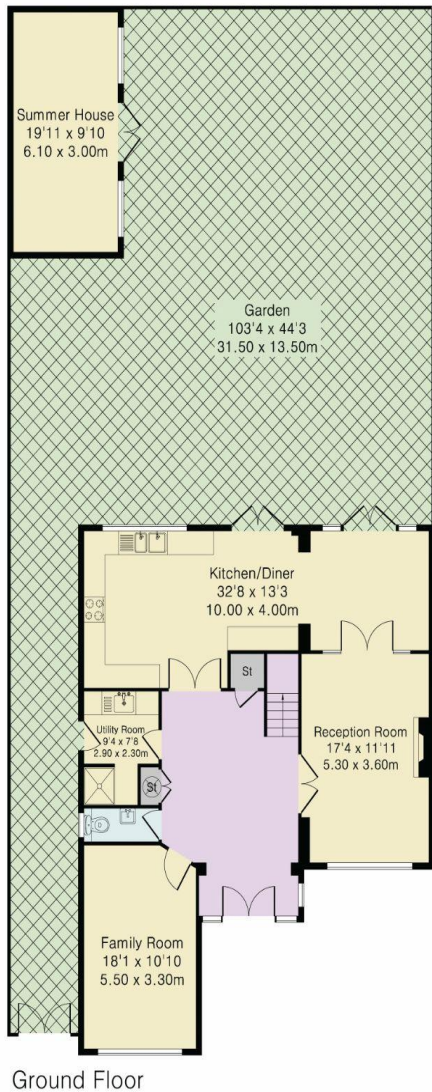


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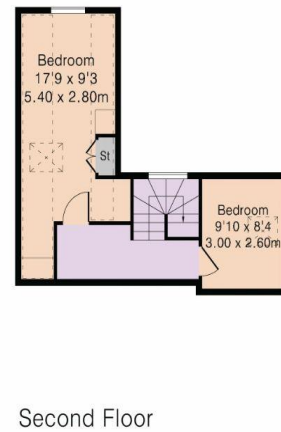
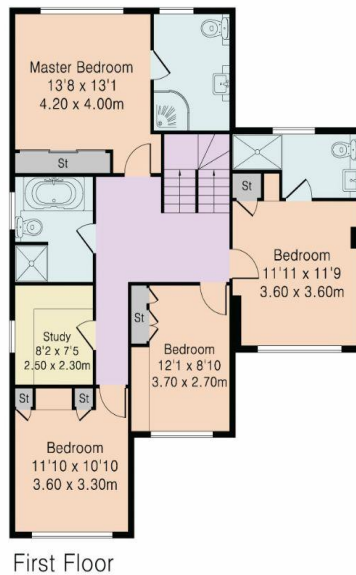
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Approximate Gross Internal Area 2634 sq ft – 245 sq m  
Ground Floor Area 1082 sq ft – 101 sq m  
First Floor Area 993 sq ft – 92 sq m  
Second Floor Area 362 sq ft – 34 sq m  
Outbuilding Area 197 sq ft – 18 sq m



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.

