

Darkes Lane, Potters Bar, EN6 1DD



Price: £1,150,000
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



We are delighted to offer for sale this 4 bedroom 2 bathroom detached family home which has just under 2,000 sq ft of spacious accommodation with 2 separate reception rooms and double garage. There is plenty of parking on the private carriage driveway and the lovely rear garden is 45ft x 47ft and has full width patio. Scope to convert the garage (subject to the usual consents). An internal viewing is recommended.

- 4 BEDROOM DETACHED FAMILY HOME
- 2 BATHROOMS
- 2 SEPARATE RECEPTION ROOMS
- STUDY
- DOUBLE GARAGE
- 45FT X 47FT REAR GARDEN
- FULL WIDTH PATIO
- CARRIAGE DRIVEWAY

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY

KITCHEN - Gas hob, Neff electric double oven, Bosch integrated dishwasher and washing machine, water softener, sink unit includes a waste disposer. There is space for a large fridge/freezer and microwave.

LIVING ROOM

DINING ROOM

STUDY

GROUND FLOOR CLOAKROOM

4 BEDROOMS- one with En-Suite

FAMILY BATHROOM

45FT X 47FT REAR GARDEN

REMOTE CONTROLLED DOUBLE GARAGE - suitable for conversion into another habitable room subject to the relevant planning consent.

LEAN TO SHED

CARRIAGE DRIVEWAY

LOCATION

Darkes Lane 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

SERVICES

Gas Central Heating- (Nest) control 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. Facial recognition will be offered at a charge of £15 plus vat per person.

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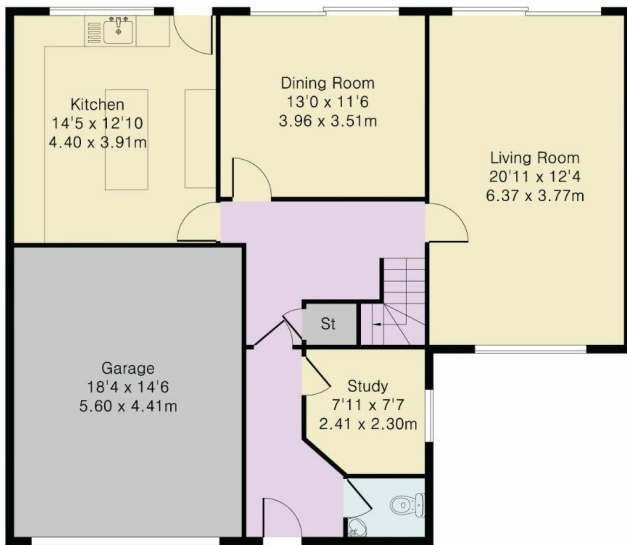
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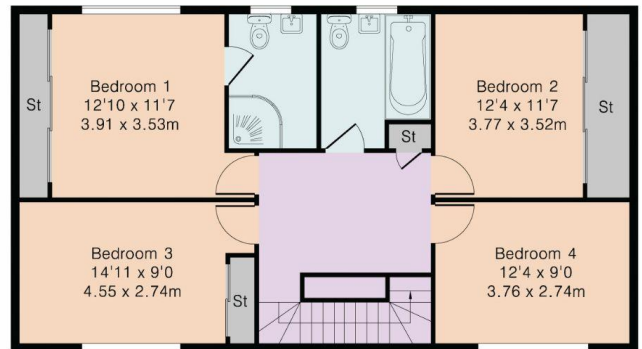
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Approximate Gross Internal Area 1936 sq ft – 180 sq m
Ground Floor Area 1127 sq ft – 105 sq m
First Floor Area 809 sq ft – 75 sq m



Ground Floor



First Floor



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.

