

**Green Meadow, Potters Bar, EN6 1LL**

**Price: £1,150,000**  
**Freehold**



Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
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**\*\*CHAIN FREE\*\***

Situated in a sought after cul-de-sac location in the heart of 'Little Heath'. This 4 bedroom 2 bathroom detached family home has been extended on the ground floor to provide 4 reception rooms, kitchen, utility room and double garage. There is 2,168 sq ft of versatile accommodation throughout and further scope to improve this family home. This property is offered for sale chain free and benefits from as large frontage with plenty of off street parking and a delightful south facing 95ft rear garden.

- 4 BEDROOM DETACHED FAMILY HOME
- CHAIN FREE
- 4 RECEPTION/2 BATHROOMS
- EXTENDED ON THE GROUND FLOOR
- CUL-DE-SAC LOCATION
- 95FT SOUTH FACING REAR GARDEN
- DOUBLE GARAGE
- LARGE FRONTAGE

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## FEATURES

### DESCRIPTION

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### ACCOMMODATION

ENTRANCE HALLWAY  
LIVING ROOM  
RECEPTION ROOM  
DINING ROOM  
KITCHEN  
UTILITY ROOM  
STUDY  
GROUND FLOOR SHOWER  
ROOM 4 BEDROOMS  
FAMILY BATHROOM  
95FT SOUTH FACING REAR GARDEN  
DOUBLE GARAGE  
OFF STREET PARKING

### LOCATION

This property is on Green Meadow which is a turning off of Heath Road which is a stone's throw from Lochinver House School. This is in the highly sought after 'Little Heath' area. Darkes Lane with a variety of shops and mainline railway station (Kings Cross/Moorgate) is only a short walk away. The M25 and A1(M) are only a short drive away.

### LOCAL AUTHORITY

Hertsmere Council

### SERVICES

Gas Central Heating and Mains Drainage  
Council Tax Band G

### VIEWINGS

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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Approximate Gross Internal Area 2168 sq ft – 201 sq m  
Ground Floor Area 1372 sq ft – 127 sq m  
First Floor Area 796 sq ft – 74 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.

