

Manor Road, Potters Bar, EN6 1DQ



**PRICE: £1,750,000**  
**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



**A truly unique and exceptional 4 bedroom 3 bathroom detached chalet bungalow designed and completely remodelled by the current owner. This property oozes class and has been designed to provide 2,695 sq ft of versatile open plan accommodation. You are welcomed by a spacious hallway, the property is split level and features a large super room with bespoke joinery throughout incorporating lounge/dining room, a concealed office, and a stunning Kitchen divided by a large fish tank. There is a utility room and separate laundry room. There are 3 bedrooms on the ground floor, one of these could be used as a cozy lounge. The family bathroom is incredible and features a shower that also fills as a bath! On the first floor is the principle bedroom with en-suite, dressing room and private balcony. This home can only be fully appreciated with an internal viewing.**

- EXCEPTIONAL 4 BED DETACHED CHALET BUNGALOW
- 2,695sq OF VERSATILE ACCOMMODATION
- PANELLED SUPER ROOM
- UTILITY ROOM AND SEPARATE LAUNDRY ROOM
- PRINCIPLE BEDROOM WITH PRIVATE BALCONY
- SPACIOUS HALLWAY
- STUNNING KITCHEN DIVIDED BY FISH TANK
- 3 BEDROOMS ON THE GROUND FLOOR
- 105FT X 60FT REAR GARDEN
- CARRIAGE DRIVEWAY

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## FEATURES

### DESCRIPTION

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### ACCOMMODATION

SPACIOUS ENTRANCE HALLWAY  
SUPER ROOM COMPRISING OF  
LIVING/DINING ROOM/STUDY – 3.2 metre high ceilings  
KITCHEN – 3 metre high ceilings  
UTILITY ROOM  
LAUNDRY ROOM  
GROUND FLOOR FAMILY SHOWER/BATHROOM  
3 BEDROOMS - one with En-Suite shower room

### FIRST FLOOR

PRINCIPLE BEDROOM (Dual Heat and Air-Con) - with En-Suite bathroom and dressing room  
PRIVATE BALCONY

105FT X 60FT REAR GARDEN  
CARRIAGE DRIVEWAY

### LOCATION

Manor Road is a lovely cul-de-sac turning situated off Darkes Lane. The shops, Sainsbury's, Potters Bar Golf Club and Mainline Railway Station (Kings Cross/Moorgate) are only a short walk away. The M25 and A1(M) are a short drive away.

### SERVICES

Gas Central Heating and Mains Drainage.  
Council Tax Band F

### Agents notes

Minoli of Italy porcelain tiles	Cortizo Cor Vision Plus Glass sliding doors
Fully zoned wet underfloor heating to living/kitchen etc areas	Electric opening skylights
Bespoke Kitchen doors by Xylo Cleaf of Italy	Air conditioning to principle bedroom
Quooker tap with filter	Balcony to principle bedroom
Wine Cooler and Waste Disposal	Noken porcelanosa bathroom fittings
Top of the range appliances	Bespoke kitchen with Dekton worktops and splashbacks
Bespoke kitchen with integrated Dekton worktops and splashbacks	Underfloor heating
Bespoke internal doors, panelling & stairway throughout	Amtico flooring
High ceilings throughout (3.2m to main living areas)	Hik-Vision CCTV

### LOCAL AUTHORITY

Hertsmere Council.

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**VIEWING**

STRICTLY BY APPOINTMENT THROUGH 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**

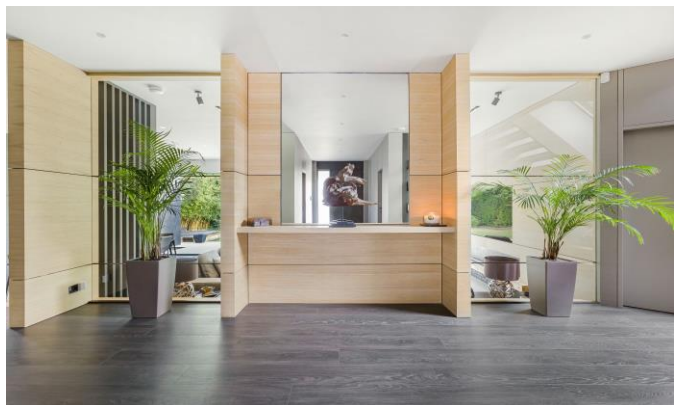
Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £15 plus vat per person.

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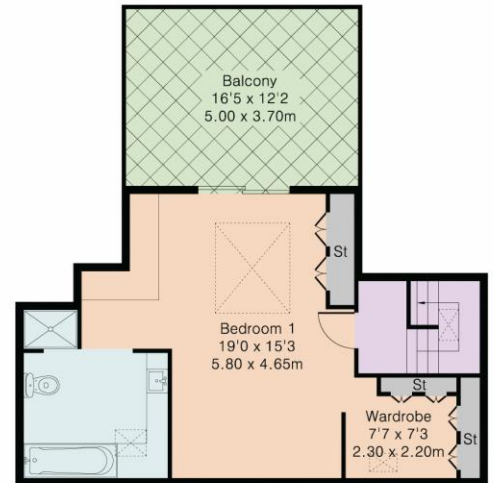
**Approximate Gross Internal Area 2695 sq ft - 251 sq m**

Ground Floor Area 2194 sq ft – 204 sq m

First Floor Area 501 sq ft – 47 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.

