

Kingsland, Potters Bar, EN6 2SW

Price: £999,950
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
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Rarely available is this well presented 4 bedroom 3 bathroom detached family home situated at the end of this sought after cul-de-sac location. Benefitting from 2 reception rooms, conservatory, twin garages, private driveway, and a 55ft x 60ft west facing rear garden. There is plenty of scope to enlarge (subject to planning).

- 4 BEDROOM DETACHED FAMILY HOME
- 3 BATHROOM/ 2 RECEPTION ROOMS
- CONSERVATORY
- CUL -DE-SAC LOCATION
- 55FT X 60FT WEST FACING REAR GARDEN
- TWIN GARAGES
- SCOPE TO ENLARGE (STPP)
- OFF STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
KITCHEN
DINING ROOM
CONSERVATORY
GROUND FLOOR SHOWER ROOM
4 BEDROOMS - one with En-Suite shower room
FAMILY BATHROOM

55FT X 60FT WEST FACING REAR GARDEN
TWIN GARAGES OFF
STREET PARKING

LOCATION

Kingsland is a quiet cul-de-sac off Oakroyd Avenue which in turn is off Baker Street. Dame Alice Owen's School and Pope Paul school are only a short distance away. The shops and mainline railway station into Kings Cross and Moorgate are a short level walk away. The M25/A1(M) are only a short drive away.

LOCAL AUTHORITY

Hertsmere Council.

SERVICES

Gas Central Heating and Mains Drainage
Council Tax Band G

VIEWING

STRICTLY BY APPOINTMENT THROUGH 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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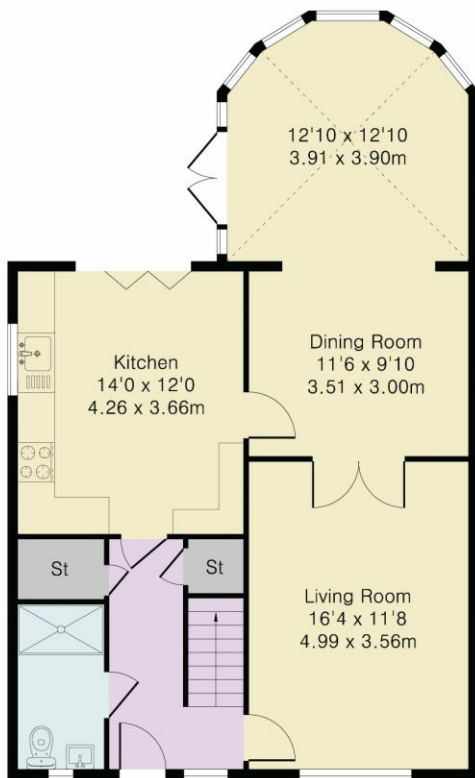
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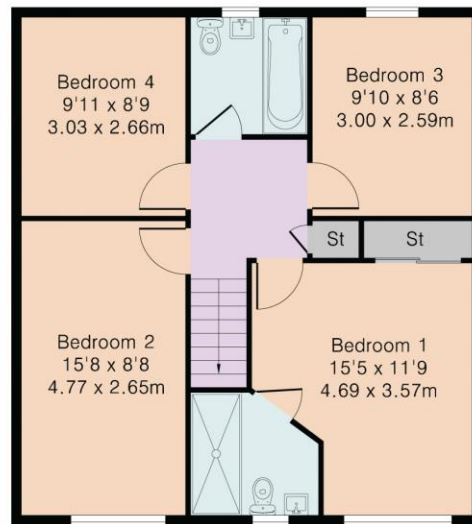
Approximate Gross Internal Area 1424 sq ft - 132 sq m

Ground Floor Area 790 sq ft – 73 sq m

First Floor Area 634 sq ft – 59 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.

