

Church Road, Potters Bar, EN6 1EU



**Price: £775,000**  
**Freehold**

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)



**A beautifully maintained and generously proportioned four-bedroom detached family home situated in the highly sought-after Little Heath area. This inviting property boasts a modern, well-equipped kitchen with ample storage, a spacious lounge, and a separate dining room opening directly onto a stunning 45-foot south-facing rear garden. Additional features include a convenient ground-floor utility/shower room with WC, a dedicated home office, and ample on-street parking. Local amenities and Potters Bar Mainline Station are both within easy walking distance.**

- 4 BEDROOM DETACHED FAMILY HOME
- GOOD SIZE LOUNGE
- MODERN KITCHEN
- SEPARATE DINING ROOM
- OFFICE
- GROUND FLR SHOWER ROOM/UTILITY
- BEAUTIFUL 45FT SOUTH FACING REAR GARDEN
- SIDE ACCESS
- PLENTY OF OFF STREET PARKING
- CLOSE TO AMENITIES AND MAINLINE STATION

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## FEATURES

### DESCRIPTION

A beautifully maintained and generously proportioned four-bedroom detached family home situated in the highly sought-after Little Heath area. This inviting property boasts a modern, well-equipped kitchen with ample storage, a spacious lounge, and a separate dining room opening directly onto a stunning 45-foot south-facing rear garden. Additional features include a convenient ground-floor utility/shower room with WC, a dedicated home office, and ample on-street parking. Local amenities and Potters Bar Mainline Station are both within easy walking distance.

### ACCOMMODATION

ENTRANCE HALLWAY  
LIVING ROOM  
DINING ROOM  
KITCHEN  
UTILITY/GROUND FLOOR SHOWER ROOM with WC  
OFFICE

### FIRST FLOOR

4 BEDROOMS  
FAMILY BATHROOM

### EXTERIOR

45FT SOUTH FACING REAR GARDEN  
SIDE ACCESS  
PLENTY OF OFF-STREET PARKING

### LOCATION

Church Road is off Hatfield Road (A1000). The shops and mainline railway station (Kings Cross and Moorgate) are a short drive away (or approx 20 minute walk). The M25 and A1(M) are a short drive away. The area is renowned for its excellent schools in both the private and state sectors, including Dame Alice Owen's School, Little Heath Primary School, and Lochinver House School. The property is also within close proximity to the Royal Veterinary College and Queen Elizabeth's School for Boys.

### SERVICES

Gas Central Heating and Mains Drainage.  
Council Tax Band F

### 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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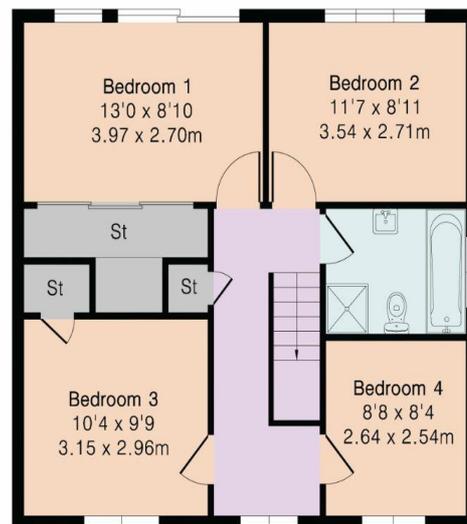
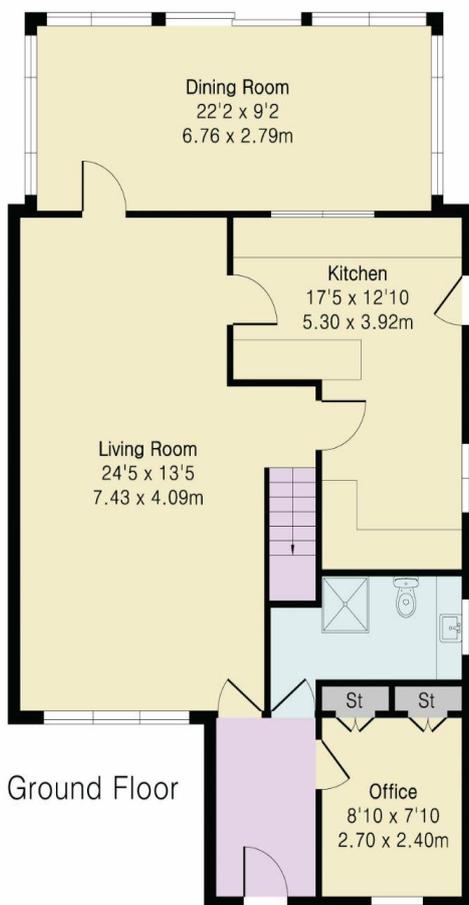
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## Approximate Gross Internal Area 1548 sq ft - 144 sq m

Ground Floor Area 943 sq ft – 88 sq m

First Floor Area 605 sq ft – 56 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

