

Tavistock Close, Potters Bar, EN6 5HP



**Price: Offers in Excess of £850,000**  
**Freehold**

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Mobile: 07714 222 320  
Email: sales@vanessamccallumestates.co.uk  
<https://www.vanessamccallumestates.co.uk>



**A beautiful 4 bedroom 4 reception room detached family home occupying a generous corner plot boasting a stunning 60ft x 60ft private south facing rear garden, carriage driveway with off street parking for several vehicles, bespoke Mobalpa French Kitchen/ breakfast room, and is located in a quiet cul de sac just off The Causeway. The property is on a wide plot and can be enlarged even further subject to the usual planning consents.**

- 4 Bedrooms, 2 Bathrooms
- 4 Reception Rooms
- Kitchen/Breakfast Room
- Chain Free
- Cul De Sac Location
- Carriage Driveway
- Generous Corner Plot
- Private South Facing 60ft x 60ft Rear Garden

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**DESCRIPTION** A beautiful detached 4 bedroom family home, occupying a generous corner plot located in a quiet cul de sac location just off The Causeway. Approximately 60ft x 60ft private south facing rear garden, carriage driveway with off-street parking for numerous vehicles. This property has excellent family accommodation with a separate lounge, dining room, Tv/family room and open plan kitchen/breakfast room, downstairs shower room with WC and large utility room (please note this used to be a garage and can easily be changed back). The first floor has 4 bedrooms, family bathroom and extremely spacious landing with study area. The property is on a wide plot and can be enlarged even further subject to the usual planning consents.

#### **ACCOMMODATION**

Entrance Vestibule - 8'0 in width. Door through to :  
Reception Hallway - 13'10 x 6'10  
Dining Room – 21'5 into bay x 9'5 (Dual Aspect)  
Lounge - 19'10 x 15'0 open fireplace (8'5 ceiling height) (Dual Aspect)  
TV Room - 12'9 x 8'10  
Ground Floor Cloakroom  
Kitchen/Breakfast room - 20'0 x 15'0 narrowing to 11'0  
Utility Room - 14'2 x 10'9  
Extremely Spacious First Floor Landing/Study Area - 26'0 x 7'10  
Family Bathroom - 9'2 x 5'5  
Bedroom 1 - 14'9 x 11'0  
Bedroom 2- 14'3 x 11'7  
Bedroom 3 - 12'0 x 9'0  
Bedroom 4 - 15'4 x 8'0 (All Bedrooms have Fitted Wardrobes)  
South Facing 60 x 60ft  
Rear Garden  
Carriage Driveway

**LOCATION** Tavistock Close is a turning off of Torrington Drive which in turn is a road off of the Causeway which is located just off Potters Bar High Street. Potters Bar and Cuffley are only a short drive away - they both have mainline railway stations with connections into London, and a wide range of shops. There is a selection of schools close by including Lochinver, Dame Alice Owens and Queenswood, and the M25 is also only a short drive away. Stormont girls school is a short walk away.

**SERVICES** Gas Central Heating and Mains Drainage.

**LOCAL AUTHORITY** Hertsmere Council.

**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. You need to provide us with the following documents: \* One form of photographic identification (i.e. Passport, Photocard Driving License, National Identity Card) \* A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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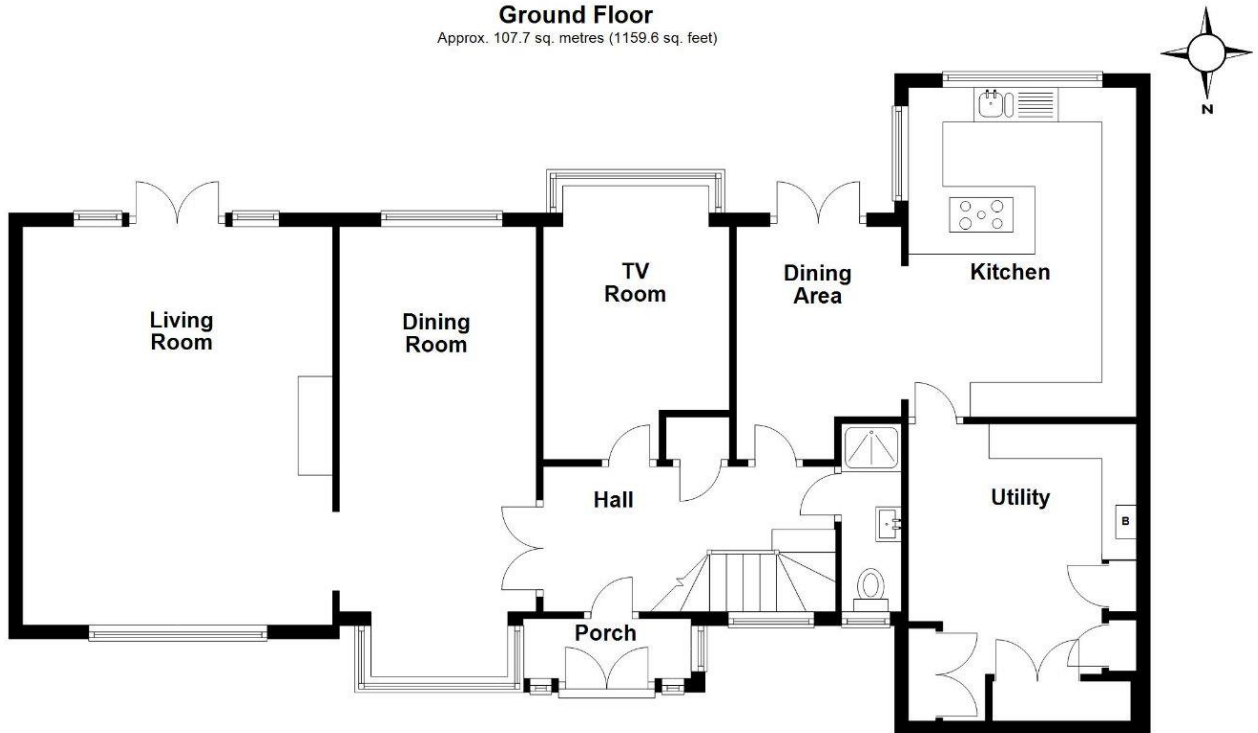


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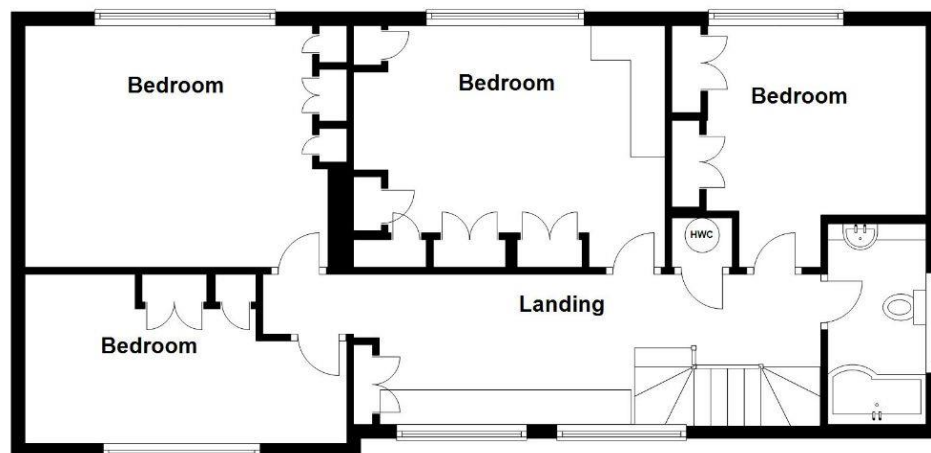
### Ground Floor

Approx. 107.7 sq. metres (1159.6 sq. feet)



### First Floor

Approx. 76.3 sq. metres (821.2 sq. feet)



Total area: approx. 184.0 sq. metres (1980.8 sq. feet)

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