

Wain Close, Potters Bar, EN6 1NF

Price: OIEO £849,950
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
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An extremely beautiful and immaculately presented four bedroom detached family home situated in a popular cul-de-sac in the sought after Little Heath area of Potters Bar. The property has been extended and offers versatile living accommodation featuring large lounge and beautifully crafted John Ladbury bespoke kitchen connecting to the family dining room. The property also benefits from a separate utility room and downstairs shower/wet cloakroom and beautifully landscaped approx. 55ft rear garden . Outstanding schools are nearby such as Lochinver House, Stormont and Queenswood in the private sector and a good choice of state schools including Little Heath Primary School. Dame Alice Owens is also located in Potters Bar just a short drive away.

- Immaculate 4 Bed Detached House
- Beautiful bespoke Ladbury Kitchen
- Ground Floor Shower/WetRoom
- Utility Room
- Landscaped rear Garden approx 55 ft
- Range of Good Schools close by
- Quite Cul-De-Sac Location
- Open Plan Living

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DESCRIPTION An extremely beautiful and immaculately presented four bedroom detached family home situated in a popular cul-de-sac in the sought after Little Heath area of Potters Bar. The property has been extended and offers versatile living accommodation featuring large lounge and beautifully crafted John Ladbury bespoke kitchen connecting to the family dining room. The property also benefits from a separate utility room and downstairs shower/wet cloakroom and beautifully landscaped approx. 55ft rear garden. Outstanding schools are nearby such as Lochinver House, Stormont and Queenswood in the private sector and a good choice of state schools including Little Heath Primary School. Dame Alice Owens is also located in Potters Bar just a short drive away.

ACCOMMODATION

Entrance Vestibule with under stairs cupboard and door leading to :
Entrance Hallway - 7'6 x 17'2
Wet Room with Shower and W.C.
Built-in Storage Cupboard and Utility Room with side access to garden
Dining Room - 14'11 x 10'7
Luxury Ladbury Kitchen/Breakfast Room - 12'0 x 11'7 Double Doors leading on to :
Lounge/Dining Area - 27'2 x 12'4
Stairs to First Floor Landing
Bedroom 1 - 12'8 (to rear of wardrobes) x 12'3
Bedroom 2 - 10'0 x 9'11 (to front of fitted wardrobes)
Bedroom 3 - 11'10 x 8'5 widening to 14'6
Bedroom 4 - 9'5 x 8'10
Family Bathroom - 7'10 x 8'5
Landscaped rear Garden approx 55 ft

Agents Note: Underfloor heating to Kitchen and Wet Room

LOCATION Wain Close is a quiet Cul-De-Sac off of Hawkeshead Road. The mainline railway station (Kings Cross/Moorgate) and main shops are a short drive away as are the M25 and A1(M).

SERVICES Gas Central Heating and Mains Drainage.

LOCAL AUTHORITY Welwyn Hatfield 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. 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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Ground Floor = 860 sq ft / 79.9 sq m
First Floor = 687 sq ft / 63.8 sq m
Garage = 232 sq ft / 21.6 sq m
Total = 1779 sq ft / 165.3 sq m

