Mount Grace Road, Potters Bar, EN6 1RB

Price: £825,000
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

We are delighted to offer for sale this exceptionally spacious 4 double bedroom, 2 bathroom, 3 reception semi-detached family home which is spilt over 3 levels and has a superb 135ft south facing rear garden. The ground floor accommodation is extremely spacious in design and features a large family room, lounge, dining room and good sized kitchen/breakfast room. There is parking for 3 vehicles and we highly recommend an internal viewing.

- 4 Double Bedrooms
- 2 Bathrooms
- 135ft South Facing Rear Garden
- 3 Reception Rooms
- Parking for Several Vehicles
- Close to Potters Bar amenities

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FEATURES

DESCRIPTION We are delighted to offer for sale this exceptionally spacious 4 double bedroom, 2 bathroom, 3 reception semi-detached family home which is spilt over 3 levels and has a superb 135ft south facing rear garden. The ground floor accommodation is extremely spacious in design and features a large family room, lounge, dining room and good sized kitchen/breakfast room. There is parking for 3 vehicles and we highly recommend an internal viewing.

ACCOMMODATION
Reception Hallway- 16'4 x 6'8 – 2 good-sized built-in cupboards
Lounge – 16ft into bay x 13'0 (max)
Dining Room – 13'0 x 10'7 (max) – squared archway through to :
Family Room – 18'9 x 13'5 – Archway through to :
Kitchen/Breakfast Room – 16'6 x 9'3 – Integrated appliances throughout
Door through to inner hallway which gives access to downstairs guest cloakroom and garage.
Garage – 16'5 x 7'6 (with roller door)
Utility area with Megaflow cylinder and boiler
First Floor - Bedroom 1 – 16'3 x 12'0 > 10'9 En-Suite/ Shower Room – 8'1 x 7'6
Bedroom 2 – 13'0 x 10'7 > 9'6
Family Bathroom/ Shower Room – 9'5 x 8'9
Second Floor Landing- Bedroom 3 – 13'3 x 8'4 (slightly restricted head height)
Bedroom 4 – 13'2 x 8'0 (slightly restricted head height)
Garden – 135ft South facing rear garden, full width paved patio
Off street parking for several vehicles to the front.

LOCATION Mount Grace Road is a desirable turning within Potters Bar, off of Quakers Lane or Billy Lows Lane. Potters Bar main shopping centre in Darkes Lane, Main Line Railway station and Sainsbury's are all a short walk away. Mount Grace secondary school and a variety of primary schools are within walking distance. The A1(M) and M25 are only a short drive away.

SERVICES Gas Central Heating & Mains Drainage

LOCAL AUTHORITY Hertsmere Borough Council.

VIEWINGS 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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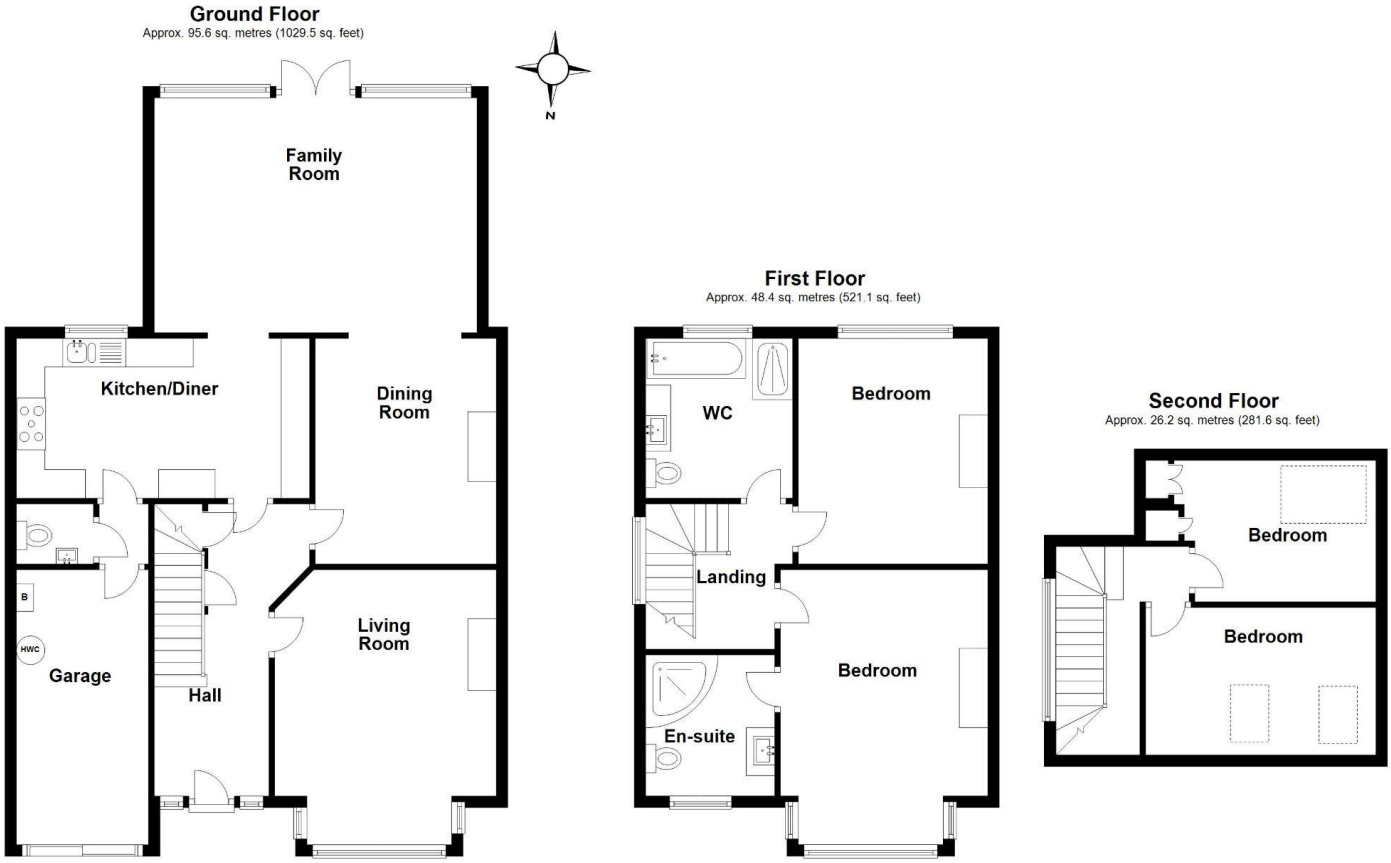

Total area: approx. 170.2 sq. metres (1832.2 sq. feet)