

Penshurst Road, Potters Bar, EN6



**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  
www.vanessamccallumestates.co.uk



**Situated on this prominent corner plot and in a quiet Cul-De-Sac location is this extended 4 bedroom 2 bathroom 3 reception room detached family home. Benefiting from over 1600 sq ft of accommodation this property has a well-maintained rear garden with conservatory to the side, off street parking for numerous vehicles at the front, and a rear driveway with garage. The property boasts 2 staircases in the property which offers versatile living accommodation and 2 of the bedrooms have interconnecting doors. An internal viewing is highly recommended.**

- Attractive 4 Bedroom Detached House
- 3 Reception Rooms
- Charming Rear Garden
- Garage to Rear/Side of Property
- Close to Storemont and Lochinver Schools
- Corner Plot
- 2 Bathrooms
- Off-Street Parking
- 2 Staircases offering versatile living
- Conservatory accessed via the Garden

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

Entrance Hallway  
Ground Floor Cloakroom  
Living Room  
Dining Room  
Kitchen/Breakfast Room  
Office/TV Room  
Storage Area  
4 Bedrooms  
Family Bathroom  
1 En-Suite  
Storage Cupboard on landing  
Conservatory accessed via the Garden  
Charming Rear Garden  
Off-street Parking for Several Vehicles  
Garage to side/rear of property

### **LOCATION**

Penshurst Road is a quiet cul-de-sac turning off Cotton Road which in turn is off High Street, conveniently situated for local shops, restaurants, schools and local parks. The M25 / A1(M) and mainline railway station (Kings Cross and Moorgate) are only a short drive 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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Approximate Gross Internal Area  
1614 sq ft - 150 sq m

