

**Bulls Lane, North Mymms**

**Price: £1,995,000**  
**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



**\*\*\* CHAIN FREE \*\*\***

Approached through gates is this absolutely superb 4000 sq. ft detached family home which has 5 double bedrooms, 3 bathrooms and 4 reception rooms with views throughout from every angle of this property. The grounds extend to approximately 5.2 acres. This property has been well thought out by the present owner to provide a stunning family home. The property includes the house and various outbuildings which once formed part of the old Bell Bar Nursery. With tremendous scope to improve (stpp) An internal viewing is essential.

- 400 sq ft Detached House Built in 2006
- 4 Reception Rooms
- Large Kitchen/Diner
- Approaching 5.2 Acres of Land
- 300ft Driveway
- 5 Double Bedrooms
- 3 Bathrooms
- Guest Cloakroom and Utility Room
- Gated
- Superb Views Throughout

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### DESCRIPTION

Constructed in 2006 is this outstanding 4,000 sq. ft detached family home which comprises of 5 bedrooms, 3 bathrooms, 4 reception rooms and approached via a sweeping 300ft driveway. This property benefits from views from every angle of the home, and sits in approximately 5.2 acres of formal gardens, paddocks and a yard. The reception hallway is impressive and leads to all 4 of the well proportioned reception rooms. All bedrooms are of a great size, the master suite features a lovely en-suite shower room and separate dressing room. Plenty of scope to improve (stpp). CHAIN FREE

### ACCOMMODATION

Reception Hallway 20'5 x 14'0  
Cloak Room  
Office - 13'8 x 13'0  
Games Room - 25'0 x 15'0  
TV Room - 15'6 x 15'4  
Lounge - 22'4 x 15'8  
Kitchen/Diner - 29'0 x 15'6  
Utility - 11'6 x 9'0  
Bedroom 1 - 18'9 x 15'5 - Large Dressing Rm with En-Suite - 9'0 x 6'3  
Bedroom 2 - 15'5 x 14'3 with En-suite Shower and bathroom - 14'5 x 13'2  
Bedroom 3 - 18'3 x 12'8 max  
Bedroom 4 - 15'6 x 15'1 with Jack n Jill En-Suite - 11'6 x 5'2  
Bedroom 5 - 14'3 x 12'9  
Approx 5.2 acres  
300ft Driveway

### LOCATION

Linden Lodge is at the top of a long private driveway on Bulls Lane. The local shops, mainline railways station (Kings Cross/Moorgate) and p local schools are all within a short drive as is Brookmans Park, South Mimms, Potters Bar and Colney Heath.

### SERVICES

Mains Drainage, LPG Gas.

### VIEWING

Strictly by appointment with 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 of the 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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