

Firs Wood Close, Potters Bar, EN6 4BY



Price: £395,000
Freehold

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
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****Chain Free****

This attractive 2 bedroom mews-style house, built in 1991, is located within a unique development set in the seven-acre grounds of Northaw Park Estate, just off Coopers Lane Road and within easy reach of both Potters Bar and Cuffley. The property offers well-presented accommodation, including kitchen, en-suite shower room, garden, ample residents' and visitor parking and exclusive use of 2 tennis courts for residents. There is also potential to convert the loft space, subject to the necessary consents.

- 2 BEDROOM MEWS-STYLE FAMILY HOME
- CHAIN FREE
- UNIQUE DEVELOPMENT SET IN SEVEN-ACRE GROUNDS
- WELL PRESENTED ACCOMMODATION
- EN-SUITE SHOWER ROOM
- AMPLE RESIDENTS AND VISITOR PARKING
- EXCLUSIVE USE OF 2 TENNIS COURTS
- POTENTIAL TO CONVERT THE LOFT (STPPP)

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY

LOUNGE

KITCHEN

2 BEDROOMS - one with En-Suite shower room

REAR GARDEN

COMMUNAL WOODED GROUNDS

2 TENNIS COURTS

RESIDENTS AND VISITOR PARKING

LOCATION

Firs Wood Close is located in the seven-acre Northaw Park estate, a private parkland estate surrounded by countryside with communal wooded grounds and tennis courts. Northaw Park lies a mile to the east of the thriving town centre of Potters Bar and two miles to the west of the charming village of Cuffley. There are many shops, amenities, and good primary and secondary state schools in the area. Transport connections are good, with the train stations at Potters Bar (2.3 miles), Crews Hill (2.8 miles) and Cuffley (3.2 miles) all a six-eight-minute drive from the property, offering regular direct services to King's Cross. There are also good road links to the M25 (2 miles away).

SERVICES

Gas Central Heating and Mains Drainage.

Council Tax Band E

Service Charges approx £1,135 per annum. (not verified).

LOCAL AUTHORITY

Welwyn Hatfield Council

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT INFORMATION 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. Facial recognition will be offered at a charge of £25 plus vat per person.

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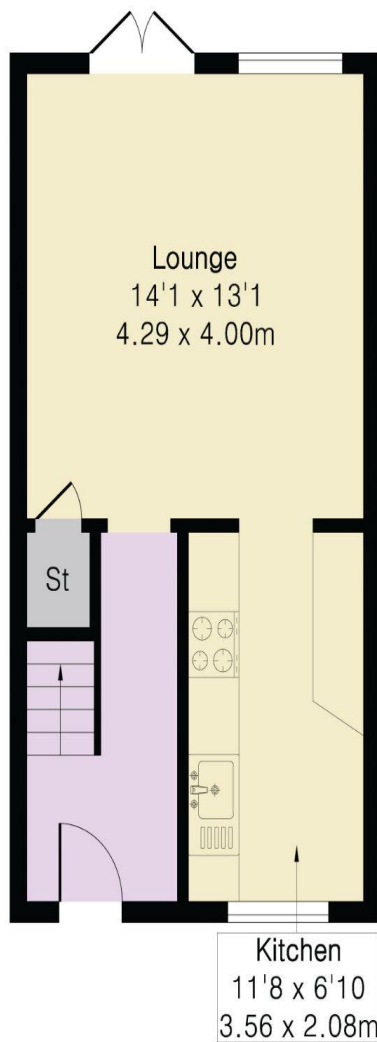


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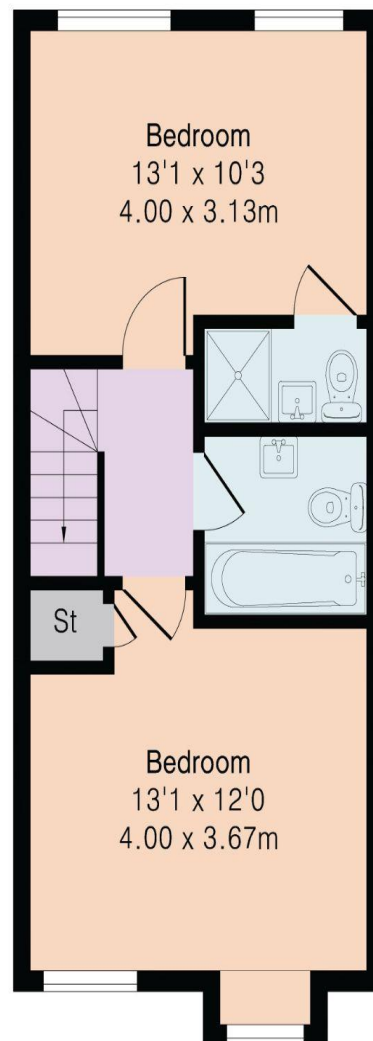
Approximate Gross Internal Area 740 sq ft - 69 sq m

Ground Floor Area 344 sq ft - 32 sq m

First Floor Area 396 sq ft - 37 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

