

Heath Drive, Potters Bar, EN6 1EH

Price: £1,250,000
Freehold



Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
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www.vanessamccallumestates.co.uk



We are delighted to offer for sale this stunning 5 bedroom 3 bathroom attractive family home. Situated in this sought after turning in the heart of 'Little Heath' this house is ideally located for the mainline railway station and shops within Darkes Lane. This property is a wonderful home full of character. It benefits from high ceilings, 3 well-proportioned reception rooms, entrance porch and good size hallway. The south facing 155ft x 60ft rear garden is fabulous, the whole plot is circa 1/3 of an acre. There is a great size outbuilding ideal for an office or studio, garage and plenty of off street parking.

- 5 BEDROOM DETACHED FAMILY HOME
- 3 RECEPTION/3 BATHROOMS
- FULL OF CHARACTER
- HIGH CEILINGS
- SUN ROOM
- WHOLE PLOT CIRCA 1/3 OF AN ACRE
- GREAT SIZE OUTBUILDING
- 155FT X 60FT REAR GARDEN
- CARRIAGE DRIVEWAY
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION

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ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

HALLWAY

LIVING ROOM

KITCHEN/BREAKFAST ROOM

UTILITY ROOM

GROUND FLOOR CLOAKROOM

DINING ROOM

SUN ROOM

FIRST FLOOR

4 BEDROOMS - one with En-Suite bath and shower
- one with walk in wardrobe

FAMILY BATHROOM

SEPARATE TOILET

SECOND FLOOR

BEDROOM - with En-Suite shower room

155FT X 60FT REAR GARDEN

OUTBUILDING

GARAGE

CARRIAGE DRIVEWAY

LOCATION

Heath Drive is a well regarded turning located off Darkes Lane, within walking distance of Potters Bar mainline rail station with its fast service into London Kings Cross (approx 17 minutes), Golf Club and many shops. The M25 and A1(M) are a short drive away.

SERVICES

Gas Central Heating and Mains Drainage.

Council Tax Band G

LOCAL AUTHORITY

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

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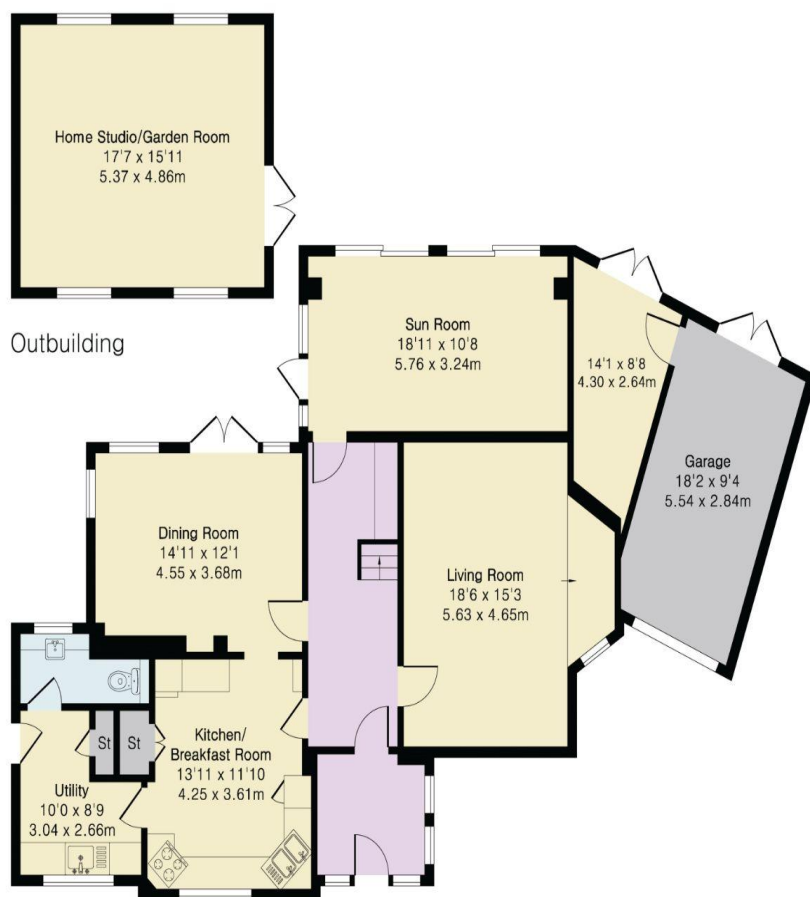
Approximate Gross Internal Area 2713 sq ft - 252 sq m
(Including Garage & Excluding Outbuilding)

Ground Floor Area 1401 sq ft – 130 sq m

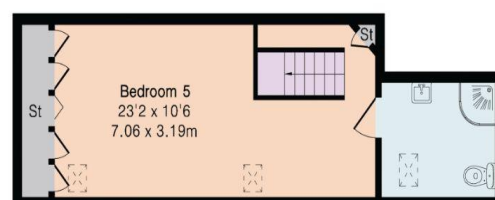
First Floor Area 985 sq ft – 92 sq m

Second Floor Area 327 sq ft – 30 sq m

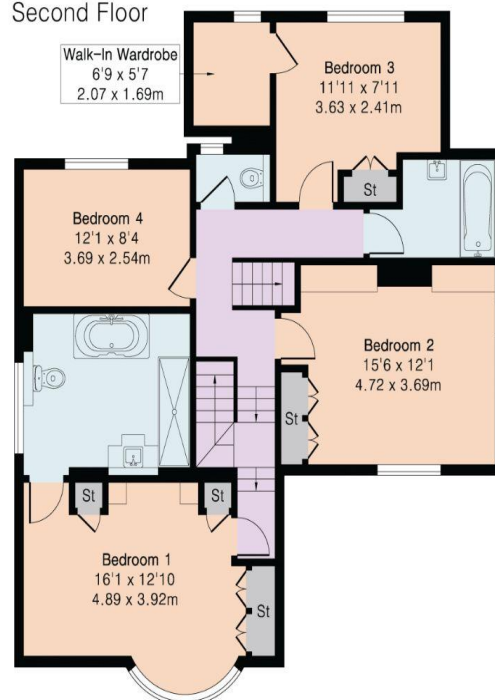
Outbuilding Area 281 sq ft – 26 sq m



Ground Floor



Second 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.

