



2 THE CREST, MOUNT GRACE ROAD, POTTERS BAR EN6 1RF

£1,150,000 | Freehold

ANDREW WARD EST 1988  
ESTATE AGENTS



## Property Overview

A truly exceptional FOUR BEDROOM detached family residence which has been meticulously finished and designed to the highest standard throughout. Offering a substantial interconnecting living space leading off a fabulous central reception hall with a noteworthy feature being its stunning open plan kitchen/family room with fully integrated appliances, log burning stove and bi folding doors to the garden, making it ideal for entertaining.

The property also offers a large welcoming entrance hall with a stunning 23 x 30 ft open plan kitchen living area and bi folding doors onto a beautifully landscaped garden. To the first floor is a wonderful galleried landing leading to the bedrooms and family bathroom with the master enjoying en suite facilities.



## Property Features

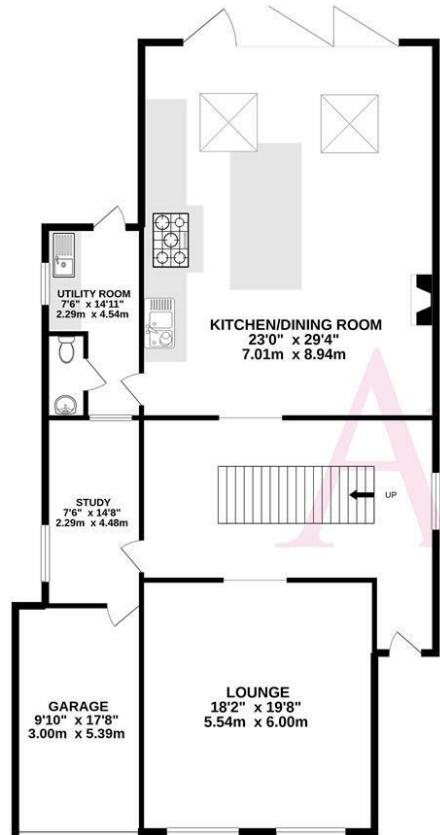
- Living Room: 18'2 x 20'0
- Kitchen/Dinning: 23'0 x 29'4
- Study: 7'6 x 14'8
- Utility Room
- Bi Folding Doors
- Four Bedrooms
- Two Bathrooms
- Garage
- 92 ft South Facing Rear Garden
- Ideal For Entertaining

## Agents Notes

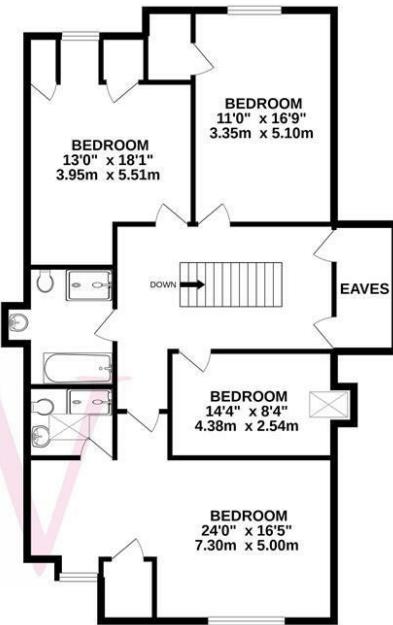
This virtual newly built home has been finished to an exacting standard providing a feeling of space and light.

The property enjoys off street parking to front leading to integral garage with pedestrian access to side. To the rear are beautiful mature gardens with raised terrace and sleeper beds with an abundance of plants and flowers

GROUND FLOOR  
1741 sq.ft. (161.7 sq.m.) approx.



1ST FLOOR  
1160 sq.ft. (107.7 sq.m.) approx.



TOTAL FLOOR AREA - 2901 sq.ft. (269.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, syndicates and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Contact us

35 Bradmore Green, Brookmans Park, Herts, AL9 7QR  
01707 649779 | [brookmanspark@andrewward.co.uk](mailto:brookmanspark@andrewward.co.uk)

[www.andrewward.co.uk](http://www.andrewward.co.uk)

## Our Offices

### BARNET

The Studio, 165 High Street, Barnet EN5 5SU  
Tel: 020 8441 6000  
Email: [barnet@andrewward.co.uk](mailto:barnet@andrewward.co.uk)

### BROOKMANS PARK

35 Bradmore Green, Brookmans Park AL9 7QR  
Tel: 01707 649779  
Email: [brookmanspark@andrewward.co.uk](mailto:brookmanspark@andrewward.co.uk)

### POTTERS BAR

149 High Street, Potters Bar EN6 5BB  
Tel: 01707 657181  
Email: [pottersbar@andrewward.co.uk](mailto:pottersbar@andrewward.co.uk)

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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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