



1 RUSHFIELD, POTTERS BAR EN6 3HN

Asking Price £950,000 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS

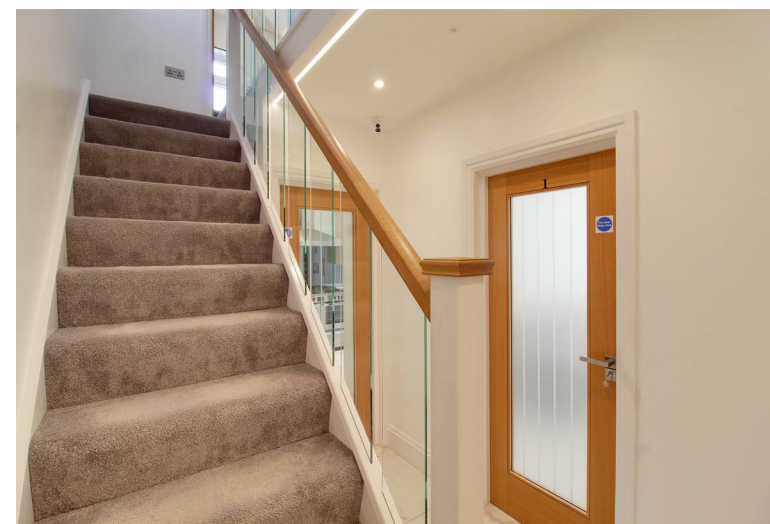


Property Overview

A truly stunning five bedroom, four bathroom luxury family house virtual new build (one year ago) arranged over three floors and situated in the catchment area for DAME ALICE OWEN'S SCHOOL.

The property has been finished to an exacting degree with architecturally designed lighting, high end luxury kitchen with integrated appliances along with fully tiled bespoke fitted bathrooms and underfloor heating to the ground floor.

Accommodation comprises entrance hall with cloak/shower room, double reception with vaulted ceiling and bi folding doors to garden, luxury kitchen/dining room (also with bi folding doors, media room, utility and plant room). The first floor offers three bedrooms with bespoke fitted wardrobes served by the family bathroom. The second floor offers two double bedrooms also with fitted wardrobes along with two en suites. Off road parking for five vehicles and landscaped rear garden with raised patio ideal for entertaining.





Property Features

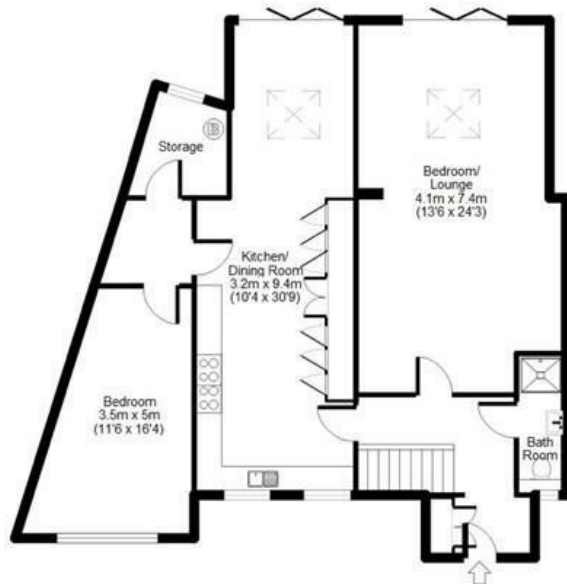
- Dame Alice Owen's School Catchment Area
- Family Room: 24'3 x 13'6
- Luxury Kitchen/Diner: 30'9 x 10'4
- Media Room: 16'4 x 11'6
- Chain Free
- Virtual New Build
- Five Bedooms
- Four Bathrooms
- Three Storey
- Landscaped Gardens

Agents Notes

Additional features include: LED strip ambient lighting, electrics for air conditioning, fully rewired, fully re plumbed, boiler with mega flow tank, all bedrooms with bespoke fitted furniture, CCTV cameras external/internal Wired ring door bell and floodlight cameras, integrated full height fridge and freezer, dish washer, filtered water to fridge, 30mm Quartz worktops in utility and all bathrooms and car charging electric point first fix.

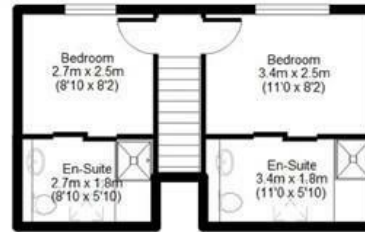
Rushfield, Potters Bar, EN6

APPROX GROSS INTERNAL FLOOR AREA: 1729 sq. ft / 161 sq. m



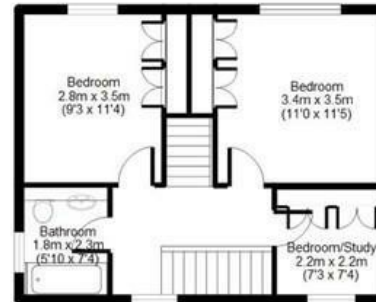
Ground Floor

APPROX AREA: 971 sq. ft / 91 sq. m



Second Floor

APPROX AREA: 315 sq. ft / 29 sq. m



First Floor

APPROX AREA: 443 sq. ft / 41 sq. m



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