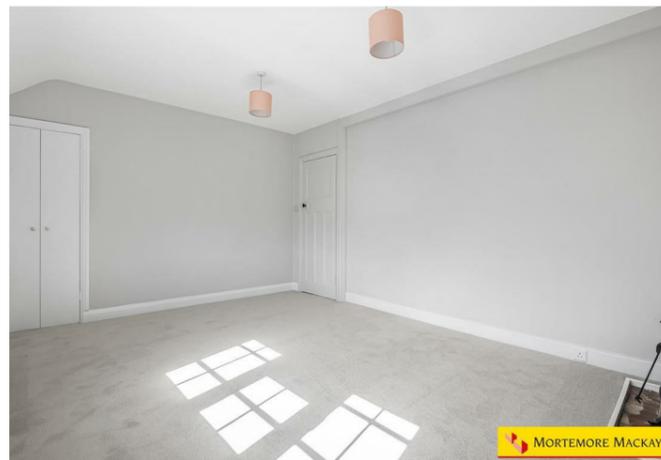




THE AVENUE, EN6 1EG



£1,050,000 Freehold

- CHAIN FREE
- KITCHEN
- DOWNSTAIRS SHOWER ROOM
- FAMILY BATHROOM
- DOUBLE GARAGE
- 2 RECEPTIONS
- UTILITY ROOM
- 4 BEDROOMS
- 150' REAR GARDEN
- OWN DRIVEWAY WITH OFF STREET PARKING

Property Details

CHAIN FREE - An attractive Mock Tudor style and exceptional four-bedroom semi-detached residence extending to approximately 1,800 sq ft, ideally positioned on one of Potters Bar's most prestigious and sought-after roads.

This elegant home offers beautifully proportioned and versatile living accommodation. The ground floor comprises two impressive reception rooms, a stylishly appointed kitchen, a separate utility room, and a guest cloakroom. To the first floor, there are four well-sized bedrooms served by a contemporary family bathroom.

The property is further enhanced by a stunning rear garden of approximately 150 ft, featuring an expansive lawn, a paved terrace ideal for outdoor entertaining, and a selection of mature trees and established planting, creating a private and tranquil setting. To the front, the property benefits from off-street parking and access to a double garage.

Situated in the very heart of Potters Bar, the property enjoys convenient access to an array of boutique shops, restaurants, and leisure facilities. Potters Bar mainline station offers a swift and direct service to Kings Cross in around 20 minutes. Excellent transport links are provided via nearby junctions 23 and 24 of the M25, as well as the A1(M) at South Mimms, ensuring easy connectivity to London, the North, and major international airports including Heathrow, Luton, and Stansted. The area is also renowned for its selection of highly regarded schools.

With scope to further extend subject to planning this has plenty of scope to enlarge further.



Approximate Gross Internal Area 1807 sq ft - 168 sq m (Including Garage)

Ground Floor Area 1196 sq ft – 111 sq m
First Floor Area 611 sq ft – 57 sq m



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.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
60	
England & Wales	EU Directive 2002/91/EC

