



Chace Avenue, EN6 5NJ
Potters Bar





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Kings Group are delighted to present this BEAUTIFUL, CHAIN FREE, TWO BEDROOM MAISONETTE, BEING OFFERED WITH A NEW EXTENDED LEASE ON COMPLETION.

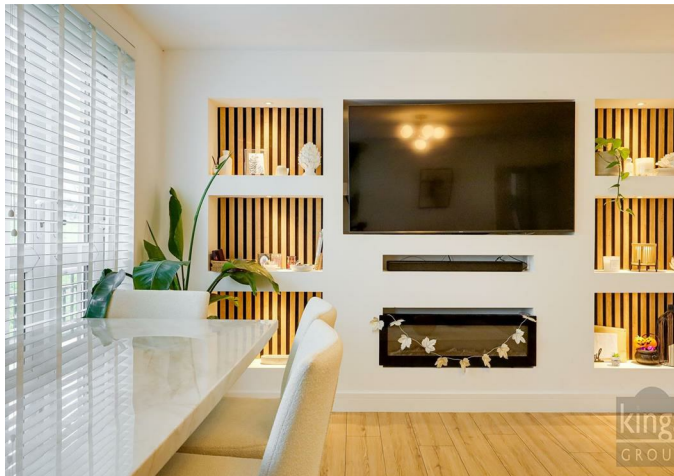
Welcome to this beautifully presented two-bedroom maisonette, freshly refurbished throughout and offering stylish, modern living in a convenient location.

Step inside via the private entrance hall, where to the left you'll find a contemporary kitchen, thoughtfully designed with sleek cabinetry, quality appliances, and ample worktop space – perfect for everyday cooking and entertaining alike. Heading straight ahead, the hallway opens into a bright and spacious open-plan lounge/diner. This inviting living space enjoys plenty of natural light, offering the ideal setting for relaxing evenings or hosting family and friends.

Continuing through the inner hallway, you'll find the master bedroom, a generous and tranquil retreat with space for wardrobes and furnishings. Adjacent lies the second bedroom, also a double-sized room, ideal as a guest room, home office, or children's bedroom. Completing the interior is an immaculate family bathroom, tastefully finished with contemporary fittings and a neutral décor.

Outside, the property benefits from its own private garden, providing a delightful outdoor space for al fresco dining, gardening, or simply unwinding in the fresh air. Offered with a new extended lease on completion, this superb home is ready to move straight into – perfect for first-time buyers, downsizers, or investors alike.

£300,000



- **TWO BEDROOM MAISONETTE**
- **BEING OFFERED WITH A NEW EXTENDED LEASE ON COMPLETION**
- **BEAUTIFUL FAMILY BATHROOM**
- **PRIVATE GARDEN**
- **EASY ACCESS TO M25**

Location

Chace Avenue is located in a well-connected, residential part of Potters Bar in Hertfordshire. It sits on a street with a mix of housing types, close to local amenities, schools and transport links – making it a practical choice for families, commuters and those looking for suburban living within reach of London. Local amenities are within reach: high street shops, cafés, restaurants are around the High Street area of Potters Bar

Travel Links

By Rail:

Potters Bar Station is approximately 1 mile away, offering regular Great Northern and Thameslink services into London Kings Cross and Moorgate, with journey times of around 20–25 minutes. Northbound trains also provide easy access to Welwyn Garden City, Stevenage, and Cambridge.

By Road:

The property is perfectly positioned for motorists, with the M25 (Junction 24) and A1(M) both within a 5-minute drive, giving fast links to Central London, Hatfield, St Albans, and Stevenage. The A1000 runs through Potters Bar, connecting to surrounding towns and major routes across Hertfordshire.

By Bus:

Local bus routes run frequently along nearby Mutton Lane and High Street, providing access to Barnet, Enfield, Cockfosters, and Waltham Cross, as well as local schools and shopping centres.

Local Schools

With the property being ideal home for families local schools may be an important criteria in your search which in addition the above that Chace Avenue offers, you also

- **LEASEHOLD**
- **IMMACULATE CONDITION**
- **LARGE AND MODERN LOUNGE/DINER**
- **CLOSE TO POTTERS BAR STATION**
- **CLOSE TO POPULAR SCHOOLS**

have some of the areas most sought after and popular schools such as Ladbrooke Junior Mixed and Infant School, Little Heath Primary School, Elysium Healthcare Potters Bar Clinic School, Darwin School and many more all just a short walk or drive away.

Council Tax Band - C

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

Lease length - 87 Years Can be extended on completion subject to offer

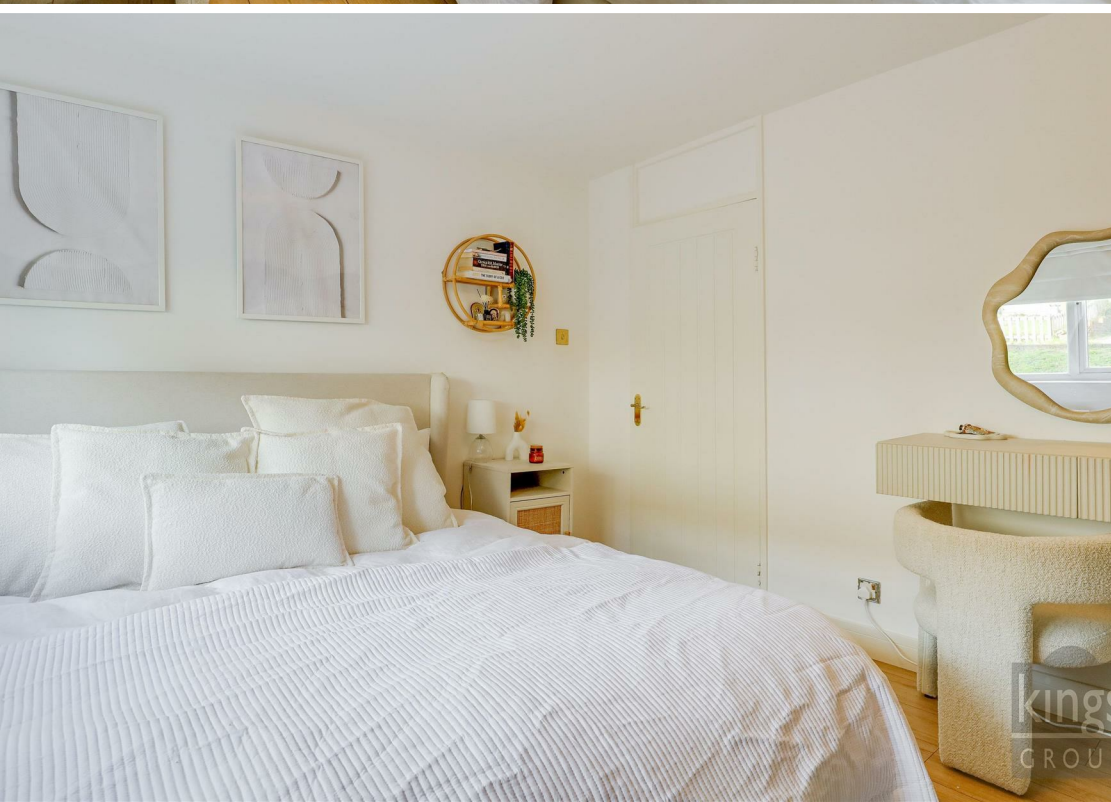
Service Charge - £597 Per Annum (Approx)

Ground Rent - £10 Per Annum (Approx)

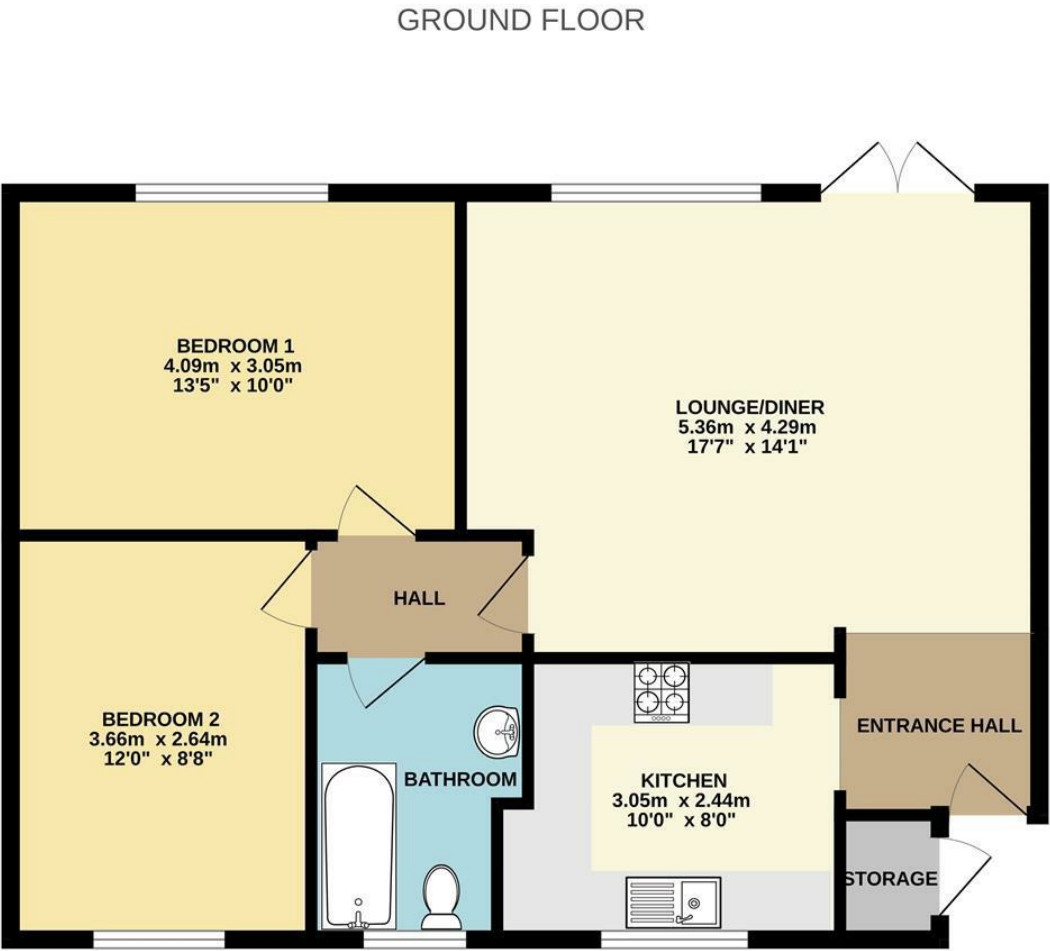








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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