



www.kings-group.net

25 Silver Street
Enfield Town EN1 3EF
Tel: 0208 364 4118

Barnet Road, Potters Bar, EN6 2SH
Guide Price £275,000

Kings Group are pleased to offer this excellent opportunity to acquire a well-positioned property on the popular Barnet Road in Potters Bar, offering outstanding potential for redevelopment, extension or long-term investment.

A planning application has been submitted to Hertsmere Borough Council (Ref: 25/1161/FUL – validated 22 August 2025) proposing the erection of a new dwelling adjoining the existing house, together with a hip-to-gable roof conversion and roof extension. The scheme also includes the creation of a new vehicular crossover, reinstated dropped kerb, parking provision, cycle and refuse storage, along with soft landscaping and private amenity space. Buyers are advised to make their own enquiries regarding the planning status and permissions.

The property is ideally located for commuters, with Potters Bar Railway Station approximately 0.7 miles away, providing fast and direct rail links into London Kings Cross and Moorgate. The area is well served by local amenities including supermarkets, shops, cafés and restaurants along Potters Bar High Street and Darkes Lane.

Families will also appreciate the excellent selection of nearby schools within one mile, including Wroxham School, Pope Paul Catholic Primary School, Cranborne Primary School and Dame Alice Owen's School (catchment enquiries advised), making the location particularly desirable for both owner occupiers and investors.

Offering significant scope to enhance and maximise the plot's potential, this is a rare chance to secure a property with development prospects in a strong commuter location.

This image is for illustration purposes only and may not represent the final drawing.



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

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





Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

