



The Avenue  
Potters Bar EN6

# The Avenue, Potters Bar, EN6

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## An Exceptional Family Home in a Prime Location

Located on a prestigious tree-lined avenue, this beautifully presented period detached home has been thoughtfully extended and tastefully renovated by the current owners to offer generous and versatile living accommodation.

Set across two floors, the property boasts four spacious double bedrooms, three modern bathrooms, and two elegant reception rooms. At the heart of the home is a stunning open-plan kitchen and family room – a perfect space for both everyday living and entertaining. Immaculately maintained throughout, the house combines period charm with contemporary finishes, creating a warm and inviting atmosphere.

To the rear, a beautifully landscaped and private garden offers a large sun terrace – ideal for outdoor entertaining and family relaxation. Additional benefits include a carriage driveway providing ample off-street parking, and a detached garage.

### **Location Highlights:**

Positioned close to local shops, cafés, and amenities and just 0.4 miles from Potters Bar mainline station, offering direct services to London King's Cross in approximately 20 minutes. Excellent road connectivity with M25 (Junction 23) and the A1(M) approximately two miles away.

Nearby golf courses include Hadley Wood Golf Club and Essendon Golf and Country Club. Local sports and wellness facilities such as Potters Bar Tennis Club, David Lloyd Racquet and Fitness Club, Sopwell House Hotel & Spa, and Hatfield House.

The area is renowned for its excellent schooling, including: Dame Alice Owen's School, Lochinver House, Stormont, Queenswood, Queen Elizabeth's School for Boys, Haberdashers' Aske's Schools, St Albans School for Boys and Girls, St John's Prep & Senior School, and Haileybury.



























































**Local Authority:**  
Hertsmere Borough Council  
**Council Tax Band:** G  
**FREEHOLD**

# Approximate Gross Internal Area 2285 sq ft - 213 sq m (Excluding Garage)

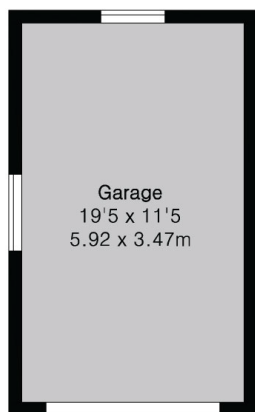
Ground Floor Area 1223 sq ft – 114 sq m

First Floor Area 1062 sq ft – 99 sq m

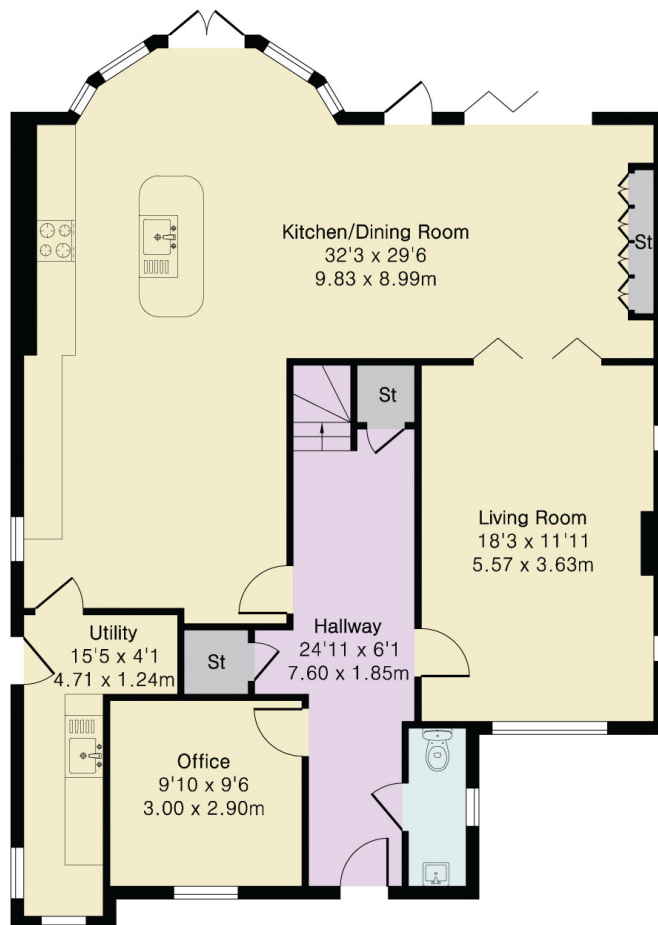
Garage Area 221 sq ft – 21 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	77 C
39-54	E		
21-38	F		
1-20	G		

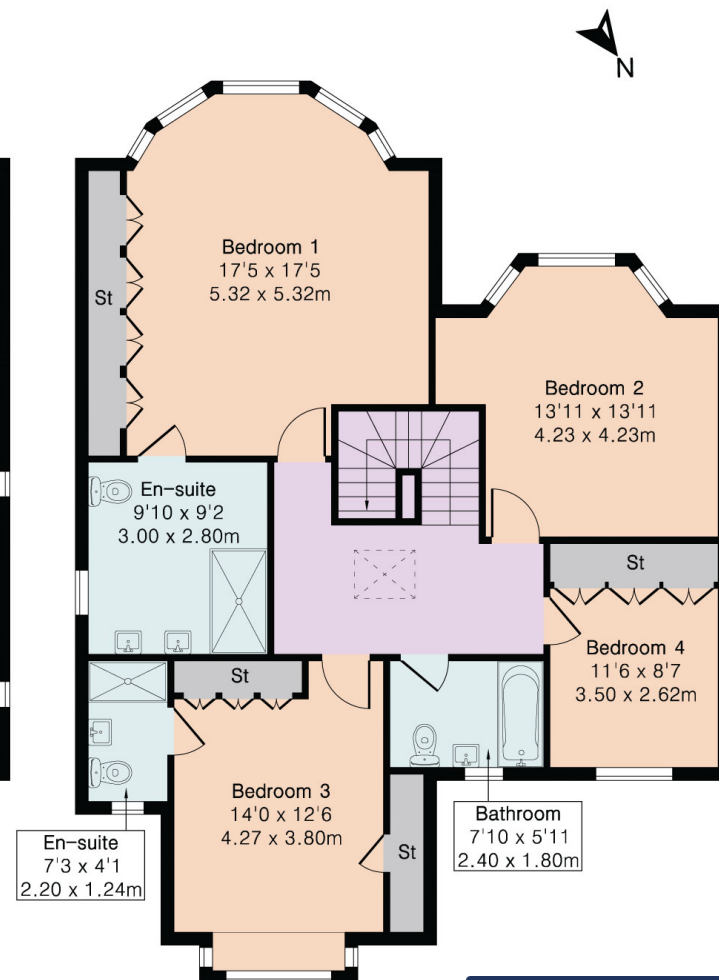
**DISCLAIMER:** In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



Garage



Ground Floor



First Floor





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