



Birch Grove  
Potters Bar EN6





# Birch Grove Potters Bar EN6

- This beautifully presented executive style detached four bedroom family home was built approximately eight years ago and is arranged over two floors. Comprising of a large drawing room, modern bespoke kitchen/breakfast room, dining room, study, spacious reception hall and guest cloakroom. To the first floor there are four bedrooms, contemporary family bathroom and en-suite shower room to the principal bedroom.
- Externally, the property benefits from garage and driveway providing off street parking to the front. There is a secluded rear garden with lawn and patio area.
- Located at the end of a tranquil residential street under half a mile from Potters Bar Station, The Grange represents a rare opportunity to acquire a superior detached residence in the midst of a sought-after part of Potters Bar. Potters Bar mainline train station is approximately 0.6 miles with fast links into London Kings Cross (20 minutes). Junction 24 of the M25 and the A1(M) are approx. 1.1 miles away. There are good schools close by, including Lochinver, Queenswood, Stormont and Ladbroke JMI State School.

















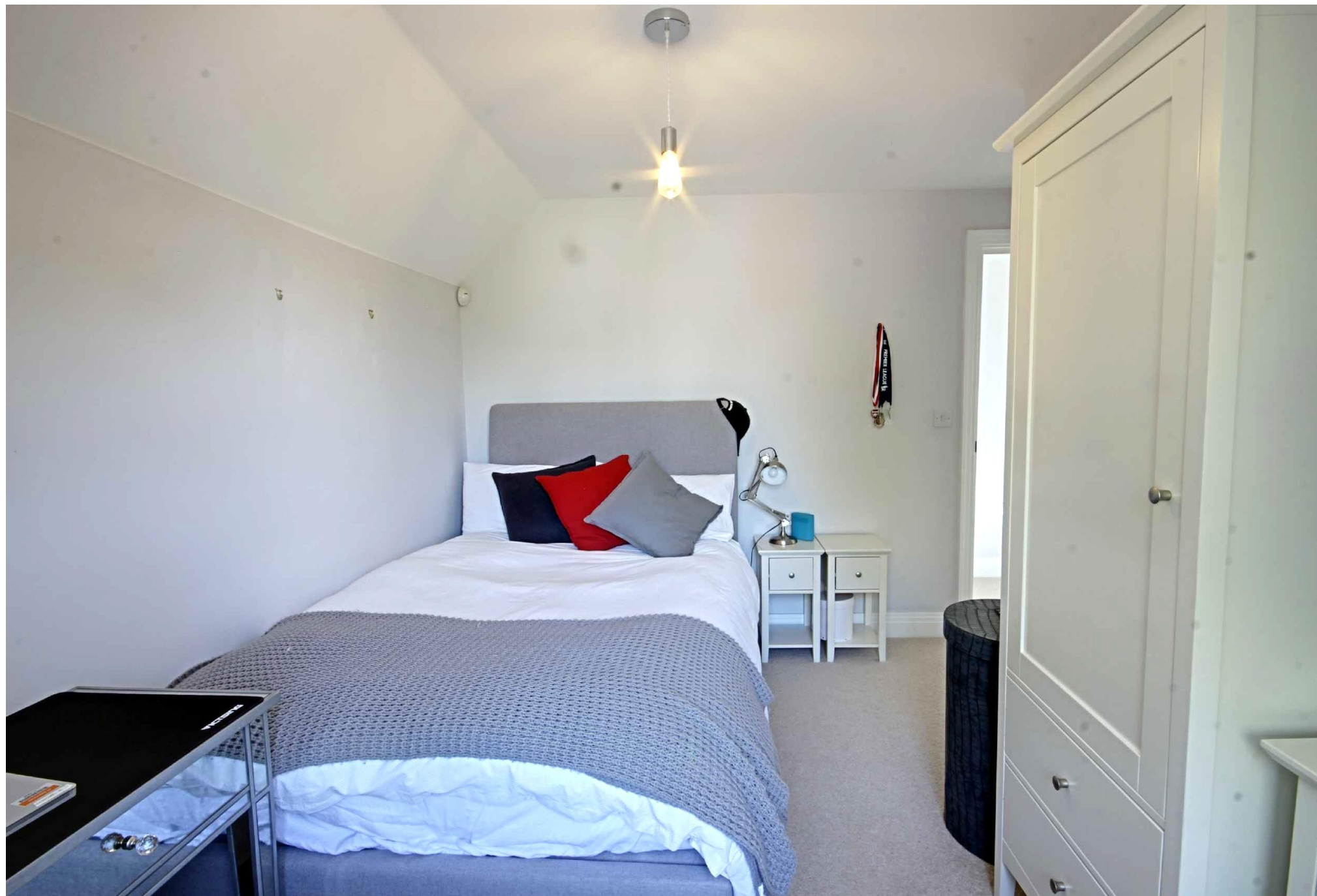










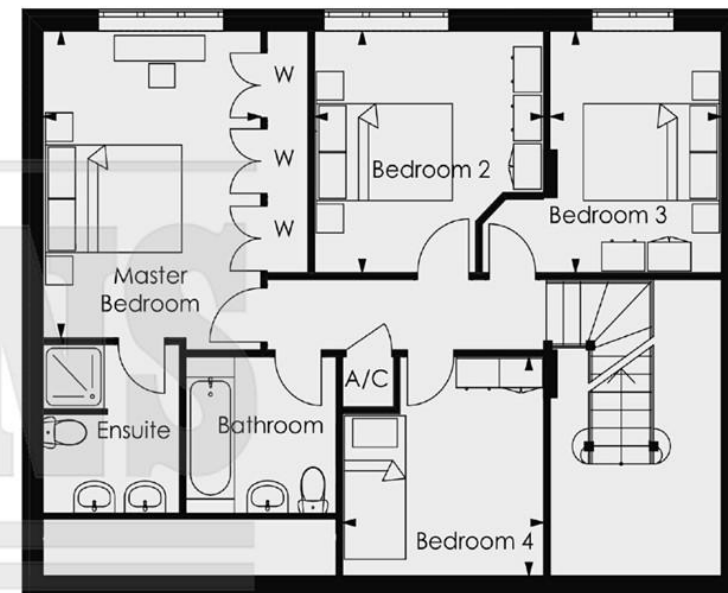








**Local Authority:**  
Hertsmere  
**Council Tax Band:** G  
**Tenure:** FREEHOLD



#### Ground floor

Drawing room	7550mm x 4200mm	24'9" x 13'9"
Kitchen/breakfast	5750mm x 4147mm	18'8" x 13'5"
Dining room	3696mm x 2888mm	11'1" x 9'6"
Study	2888mm x 1843mm	9'6" x 6'0"

#### First floor

Master bedroom	4250mm x 3287mm	13'1" x 10'5"
Bedroom 2	3360mm x 3345mm	11'0" x 10'11"
Bedroom 3	3345mm x 2489mm	10'11" x 8'2"
Bedroom 4	3010mm x 2926mm	9'10" x 9'7"

Measurements to 1.5m height

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
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.





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