



The Avenue  
Potters Bar EN6 1ED

# 52 The Avenue

## Potters Bar EN6 1ED

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\*\*\* CHAIN FREE \*\*\*

An impressive detached five-bedroom family home, discreetly positioned at the end of one of Potters Bar's most highly regarded roads.

Set within beautifully landscaped grounds approaching one-third of an acre, the property enjoys delightful open views across the former Potters Bar Golf Course. The accommodation is both spacious and thoughtfully arranged, making it ideal for modern family living.

The ground floor features a welcoming reception hallway and a stunning open-plan "super room" incorporating a sleek contemporary kitchen, dining area and generous living space. Additional benefits include a separate utility room, conservatory, a further reception room with walk-in storage cupboard, and a guest WC.

On the first floor, the home offers an elegant principal bedroom suite complete with dressing room and en-suite shower room, four further well-proportioned bedrooms, a stylish family bathroom and an additional separate shower room.

Externally, the property boasts attractive front gardens and a private rear garden with far-reaching views, complemented by a large patio ideal for al fresco dining. A spacious driveway and garage provide ample parking and storage.

### Location Highlights:

Positioned in the heart of Potters Bar, close to local shops, cafés, and amenities. 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, Sowell 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.



































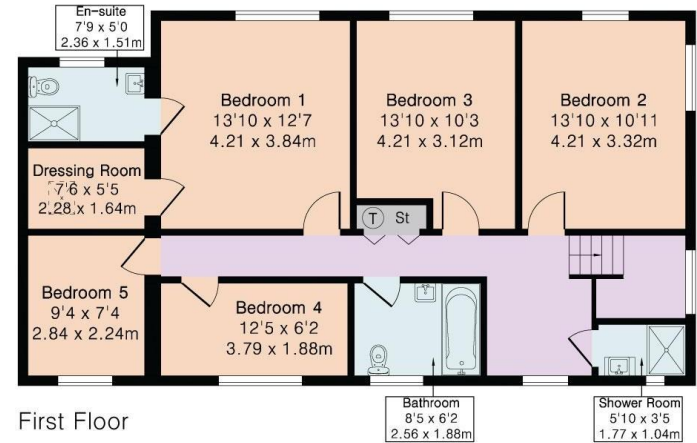
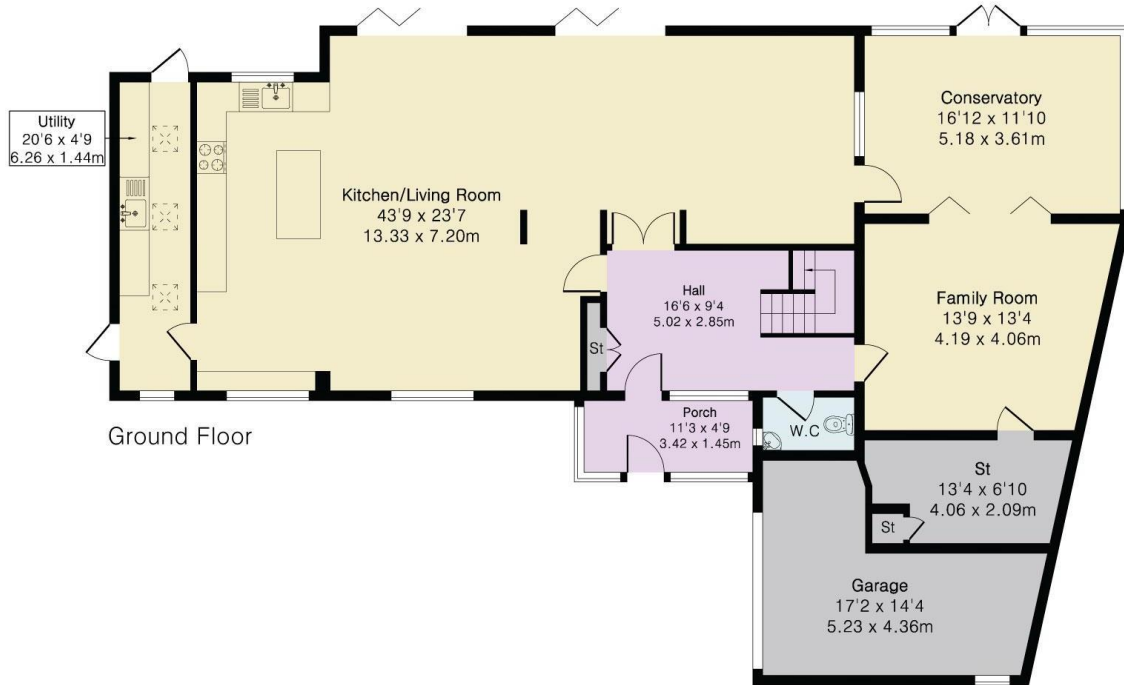
**Local Authority:**  
**Welwyn & Hatfield**  
**Council Tax Band: D**  
**FREEHOLD**

**Approximate Gross Internal Area 2745 sq ft - 255 sq m**  
**(Excluding Garage)**

Ground Floor Area 1739 sq ft – 162 sq m

First Floor Area 1006 sq ft – 93 sq m

Garage Area 188 sq ft – 18 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 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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