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**Heath Drive, Potters Bar**



# Grey Gables, Heath Drive, Potters Bar EN6 1EJ

This fabulous detached residence offers circa 2111 sq ft of luxurious, modern and versatile accommodation.

To the ground floor there is underfloor heating throughout with zonal temperature control. A wonderfully spacious reception hallway, living room, study (Could be used as fourth bedroom) both with doors out onto the amazing front garden, modern open plan kitchen/diner with bi-fold doors onto the rear garden, shower room and utility. On the first floor there are three double bedrooms all with en suite facilities.

The landscaped rear garden has a paved seating area ideal for al fresco dining with the remainder laid mainly to lawn. The large frontage consists of gravelled driveway providing off street parking for several cars and a wonderful fenced front garden with paved seating area and manicured lawn and planted borders.

Located in sought after location with easy access to Potters Bar's many amenities including it's mainline railway station with fast links into London Kings Cross (approx 20 minutes) as well as Moorgate. Local schooling includes Queenswood(Girls), Lochinver House School (Boys), Stormont (Girls) and in the state sector Little Heath Primary, Dame Alice Owen's, Chancellors and Mount Grace. Junction 23 of the M25 and the A1(M) are approx 2 miles distant, providing excellent local and national transport links.











































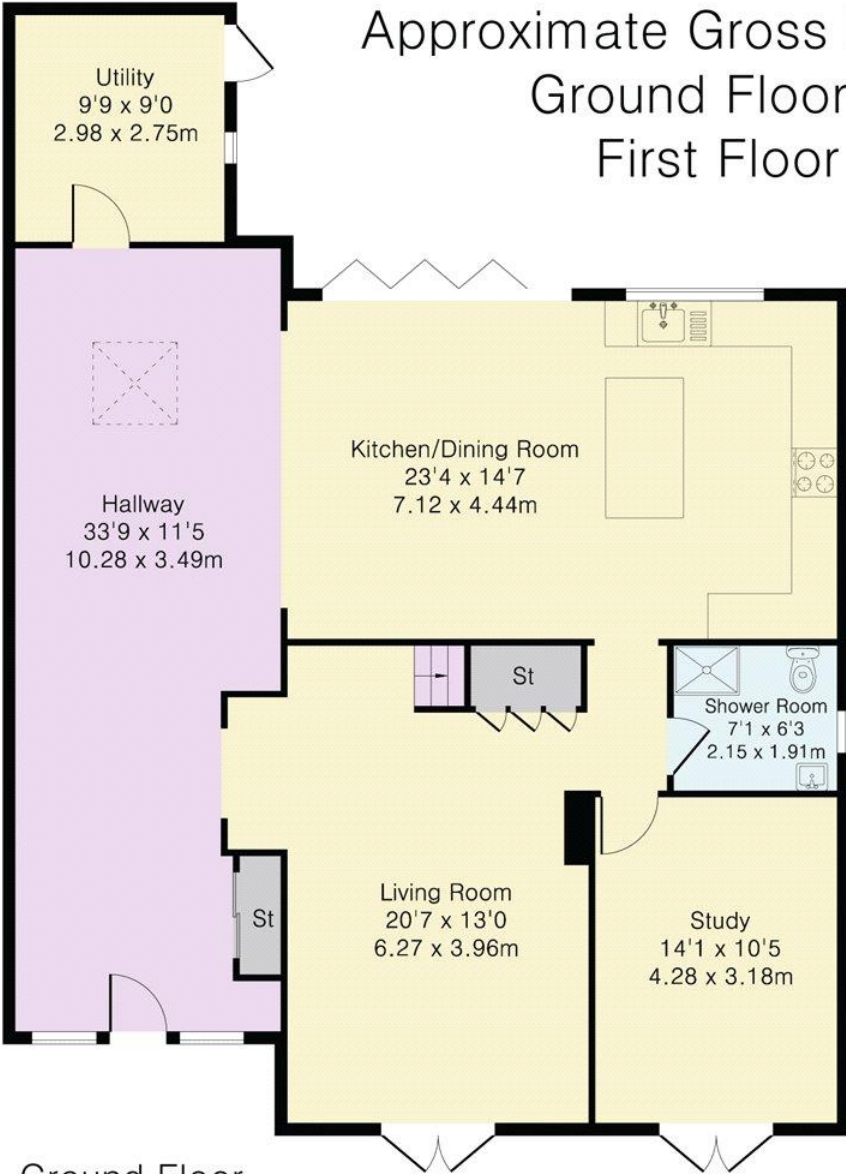






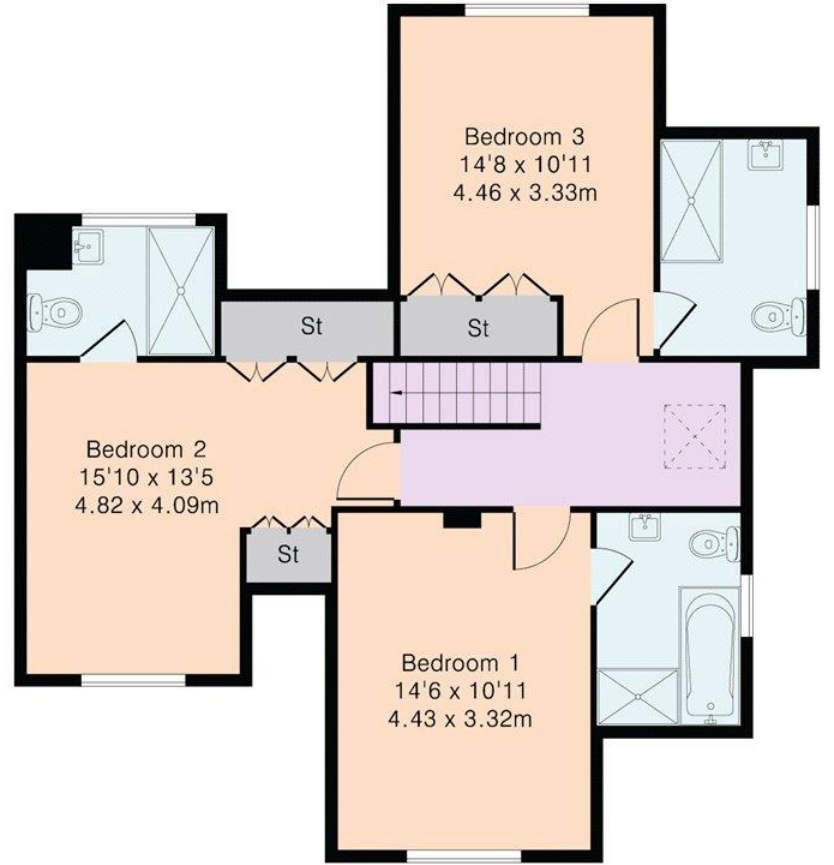


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive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



Ground Floor

Approximate Gross Internal Area 2111 sq ft – 196 sq m  
 Ground Floor Area 1324 sq ft – 123 sq m  
 First Floor Area 787 sq ft – 73 sq m



First Floor

Local Authority:  
 Hertsmere Borough Council  
 Council Tax Band G  
 FREEHOLD

**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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