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The Avenue  
Potters Bar

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PARK  
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# The Avenue, Potters Bar EN6 1D

A four-bedroom family home located on one of Potters Bar's most premier roads. The property boasts a circa 175ft rear garden and great scope to extend the current home, subject to relevant planning permission.

To the ground floor a spacious reception hall with feature galleried landing. A kitchen and breakfast room leading to a utility area and side storage. A living room and separate formal dining room. The first floor has four bedrooms one of which benefits from an ensuite there is also a family bathroom.

The secluded rear garden is approx. 175ft in length and has a large, paved seating area to the immediate rear with the remainder laid mainly to lawn with gated side access of circa 23ft giving potential to further extend (subject to planning) and access to the detached garage. The frontage provides off street parking for several cars and a landscaped grass area and mature planting.

Located in the heart of Potters Bar within walking distance to many shops, restaurants, leisure facilities including Revive fitness and Spa and Furzefield sports centre. Potters Bar mainline station that provides a fast train service into Kings Cross (approx. 20 minutes). Access to junction 23 and 24 of the M25 and the A1(M) South Mimms are also close by, offering excellent transport links to London and the North and easy access to major airports including Heathrow, Luton and Stansted. There are also several highly regarded schools within the area.









































# Brookmans Park, Potters Bar, EN6

Approximate Area = 1583 sq ft / 147.1 sq m (exclude void & store)

Garage = 147 sq ft / 13.6 sq m

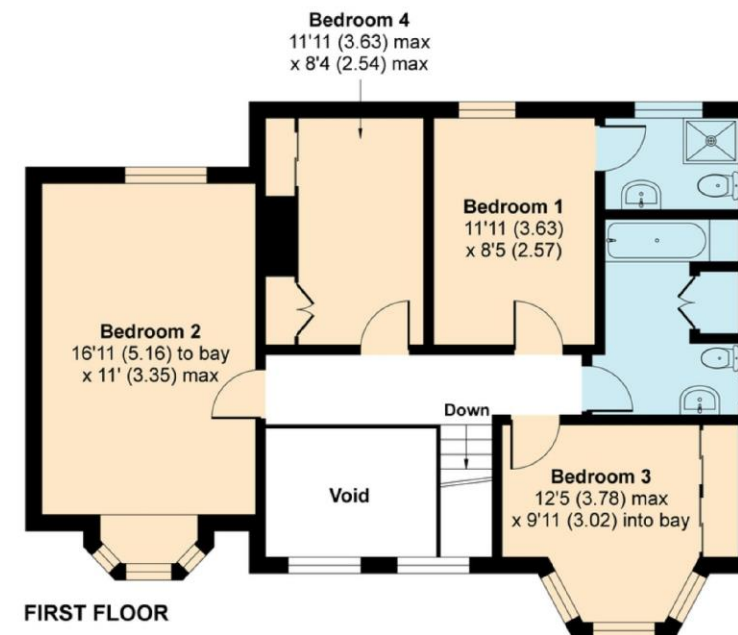
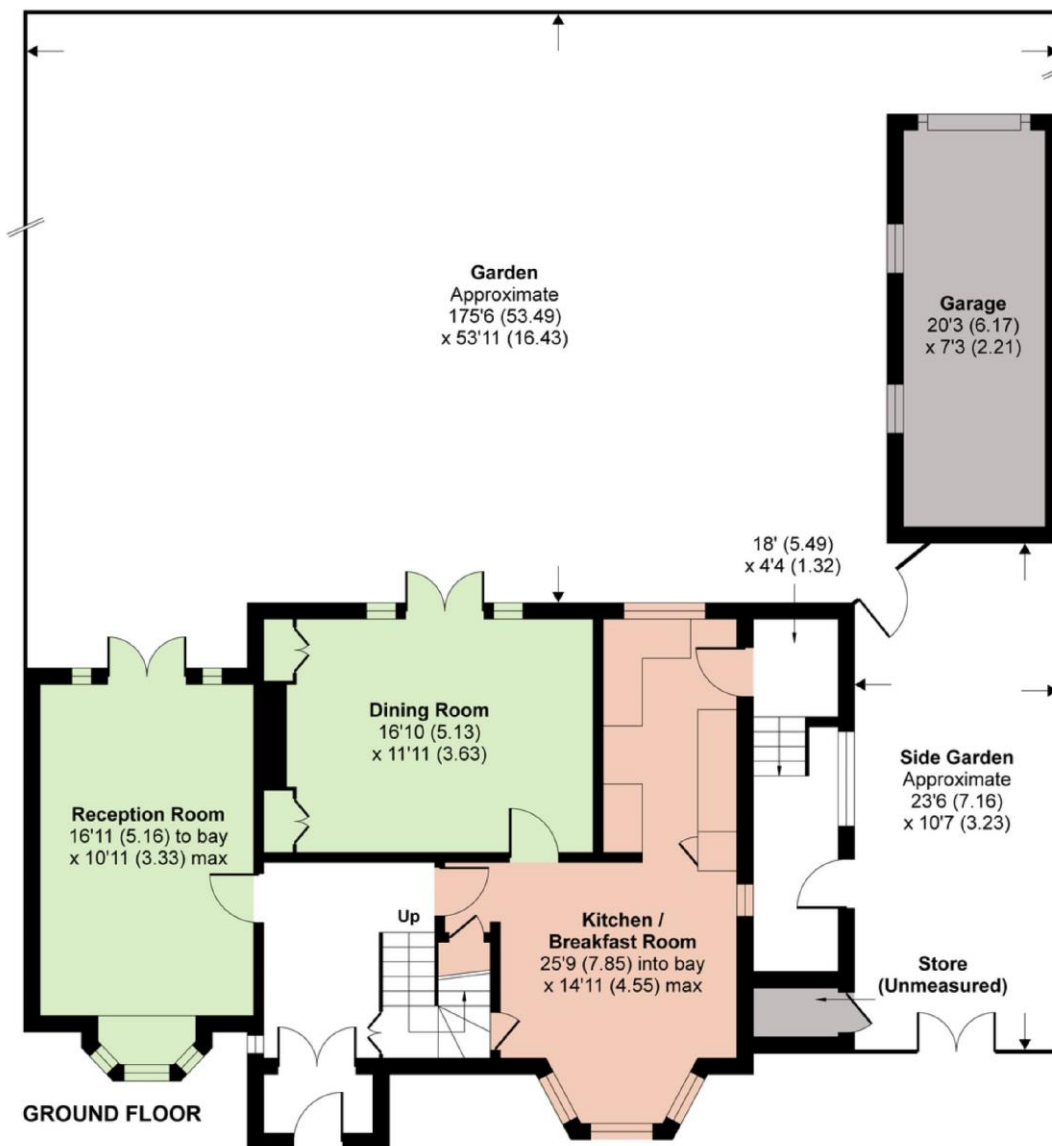
Total = 1730 sq ft / 160.7 sq m

For identification only - Not to scale

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>		<b>81</b>
(55-68)	<b>D</b>	<b>51</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		

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.



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n/checom 2021. Produced for Statons. REF: 770156





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