



Manor Road

Potters Bar, Hertfordshire, EN6 1DQ

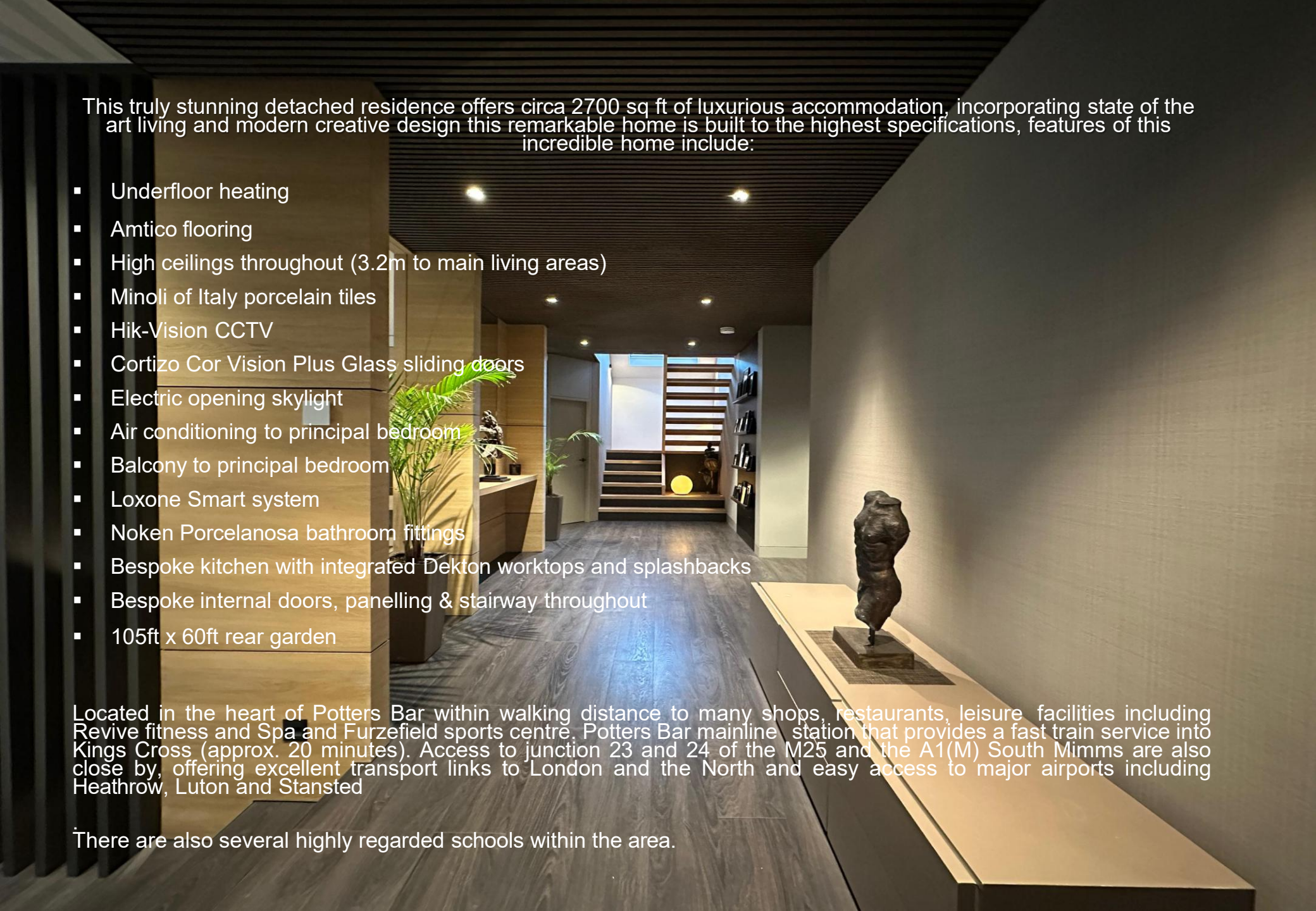


This truly stunning detached residence offers circa 2700 sq ft of luxurious accommodation, incorporating state of the art living and modern creative design this remarkable home is built to the highest specifications, features of this incredible home include:

- Underfloor heating
- Amtico flooring
- High ceilings throughout (3.2m to main living areas)
- Minoli of Italy porcelain tiles
- Hik-Vision CCTV
- Cortizo Cor Vision Plus Glass sliding doors
- Electric opening skylight
- Air conditioning to principal bedroom
- Balcony to principal bedroom
- Loxone Smart system
- Noken Porcelanosa bathroom fittings
- Bespoke kitchen with integrated Dekton worktops and splashbacks
- Bespoke internal doors, panelling & stairway throughout
- 105ft x 60ft rear garden

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.







































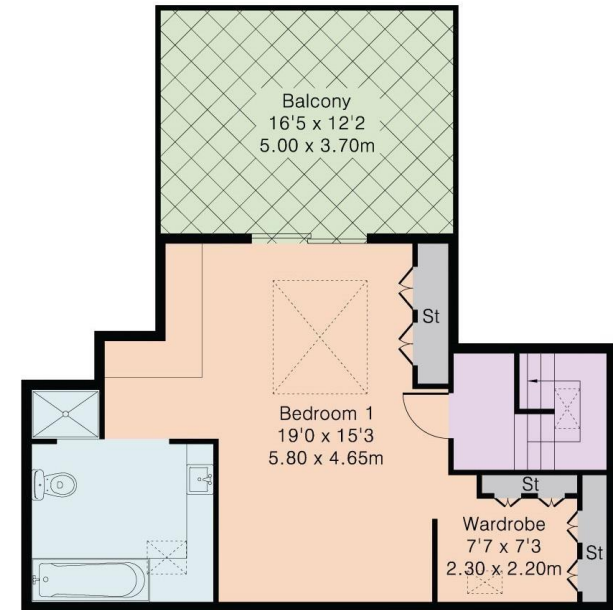
Approximate Gross Internal Area 2695 sq ft - 251 sq m

Ground Floor Area 2194 sq ft – 204 sq m

First Floor Area 501 sq ft – 47 sq m



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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