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Manor Road

Potters Bar, EN6



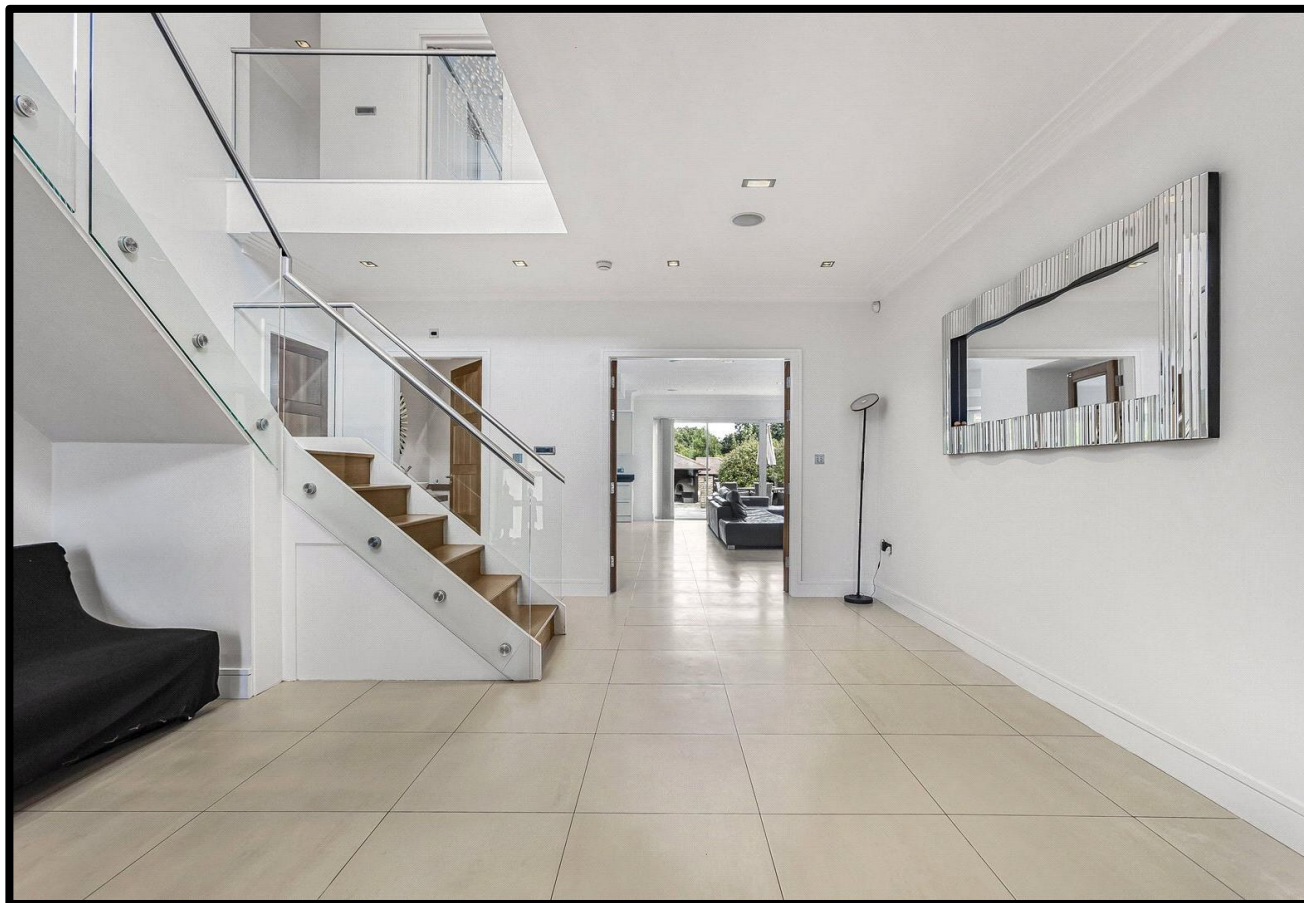
Manor Road

Potters Bar, Hertfordshire, EN67 1DQ

This substantial seven double bedroom detached residence offers circa 5000 sq ft of modern living accommodation arranged over three floors.

The ground floor comprises wonderfully spacious and welcoming reception hallway, large reception room, wonderful super room incorporating modern kitchen and family room, prep. kitchen/utility and guest cloakroom. The first floor has four air-conditioned double bedrooms two of which enjoy en-suite facilities and a family bathroom. The second floor has three air-conditioned double bedrooms two of which have en suites. The rear garden is approx. 110' in length and has a lovely paved seating area to the immediate rear with the remainder laid mainly to lawn, with central water fountain. At the bottom of the garden is a fabulous covered BBQ area providing amazing entertaining space with a pizza oven and also ample outdoor storage space. The frontage provides off street parking for several cars and allows access to the integral garage.

Located in the heart of Potters Bar within walking distance to many shops, restaurants, leisure facilities including Revive fitness and Spa and Furzefield sports center. 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.










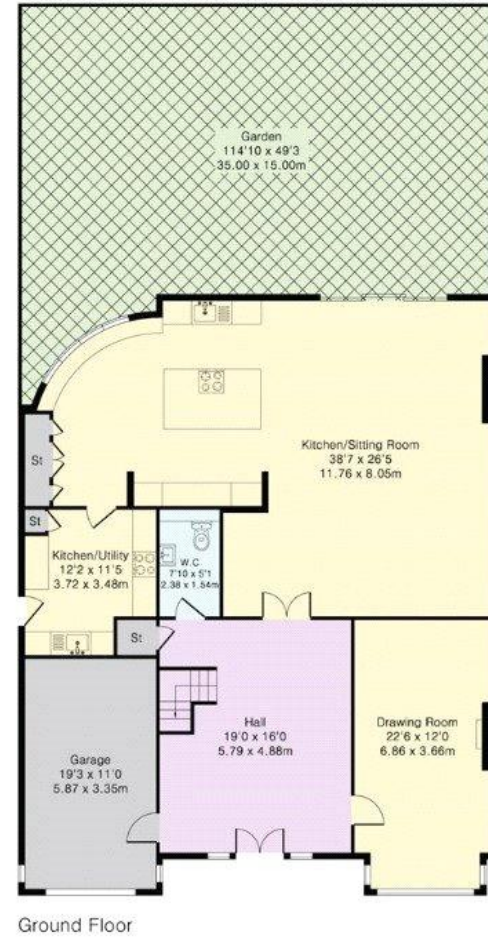




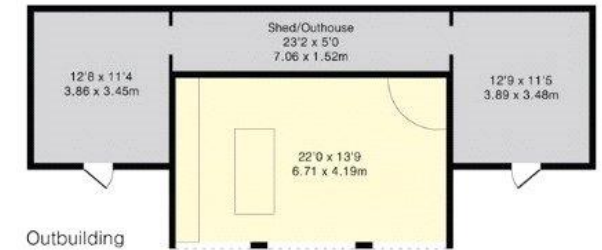




Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	81	84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate Gross Internal Area 5020 sq ft – 466 sq m
 Ground Floor Area 1840 sq ft – 171 sq m
 First Floor Area 1332 sq ft – 124 sq m
 Second Floor Area 1111 sq ft – 103 sq m
 Outbuilding Area 737 sq ft – 68 sq m



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