



The Avenue
Potters Bar, EN6 1EG.

A photograph of a hallway with a grey carpet. On the right, a staircase with grey carpeting and a white balustrade with black wrought-iron railings leads upwards. On the left, there is an arched doorway leading to another room. The walls are white with decorative molding.

27 The Avenue, Potters Bar, EN6 1EG.

- ❖ ***CHAIN FREE*** Situated in one of the areas premier roads is this attractive four double bedroom semi-detached family home. This wonderful property currently consists of a dual aspect lounge, separate dining room, kitchen to the rear and downstairs guest cloakroom.
- ❖ The first-floor benefits from four bedrooms and a family bathroom.
- ❖ The home is elevated from the roadside and has off street parking a large double garage to the rear and a 120 ft rear garden.
- ❖ The property sits on a wide plot and has the added benefit of planning permission for a wrap-around extension. Planning permission has also been granted for a large outhouse at the rear of the garden.
- ❖ The Avenue is a highly sought after tree-lined address in the heart of the Little Heath Conservation Area and close to a wide range of local amenities.
- ❖ Potters Bar mainline station is just 0.4 miles away with fast links into London Kings Cross (20 minutes), Junction 23 of the M25 and the A1(M) are approximately two miles away.
- ❖ Amenities in close proximity include a fine selection of golf courses including Hadley Wood Golf Club and Essendon Golf and Country Club. Other sports and leisure facilities nearby also include Potters Bar Tennis Club, Sopwell House Hotel and Spa, David Lloyd Racquet and Fitness Club and Hatfield House is also nearby.
- ❖ Education facilities in the area include Stormont, Lochinver, Dame Alice Owen, Queenswood, Queen Elizabeth Boys, Haberdashers' Aske's Boys and Girls Schools, St Johns, St Albans Schools for Boys and Girls and Haileybury.





FAMILY RULES
Help each other
BE THANKFUL
For each other and home
Try new things
BE HAPPY
Show compassion
DREAM
Respect one another
LAUGH OUT LOUD





















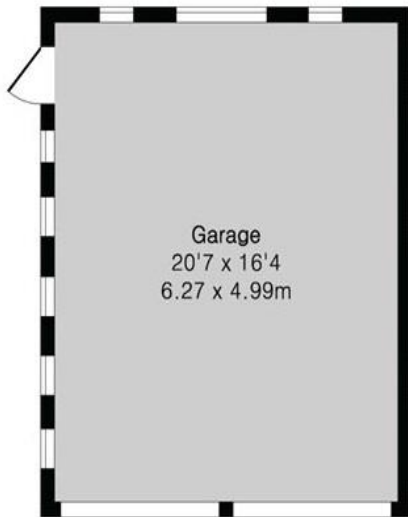


Approximate Gross Internal Area 1581 sq ft - 147 sq m

Ground Floor Area 647 sq ft – 61 sq m

First Floor Area 597 sq ft – 55 sq m

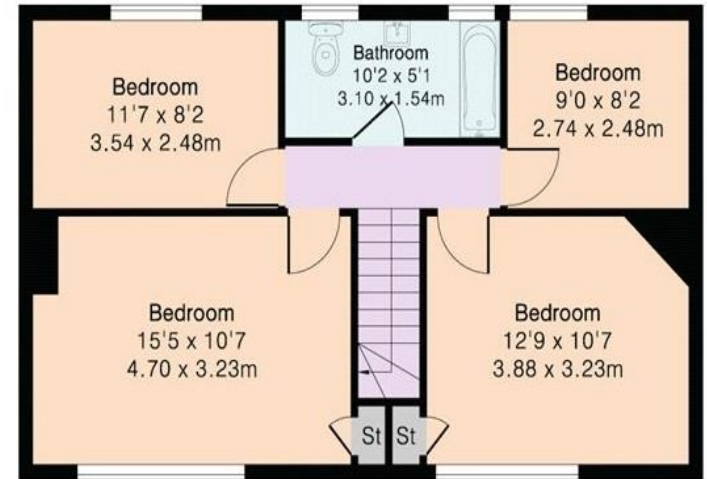
Garage Area 337 sq ft – 31 sq m



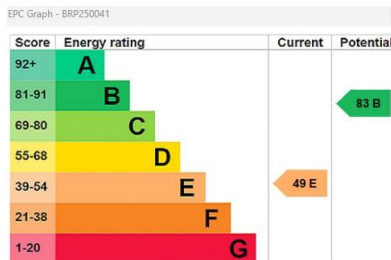
Garage



Ground Floor



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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