



Chace Avenue  
Potters Bar EN6





# Chace Avenue Potters Bar EN6

**\*\* CHAIN FREE \***

- ❖ An immaculately presented and extended three-bedroom semi-detached home, positioned on a generous corner plot. Ideally located just moments from local shops, excellent transport links, and the open green spaces of Oakmere Park, this is a home that combines style, space, and convenience.
- ❖ Refurbished to a high standard, the property features a spacious living room with a modern feature wall, bespoke built-in storage, and underfloor heating, flowing seamlessly into a stunning kitchen/diner complete with island unit, integrated appliances, and bi-fold doors opening onto a south-facing garden.
- ❖ The ground floor also benefits from a contemporary guest cloakroom and excellent built-in storage throughout. Upstairs, you'll find three bedrooms, each with fitted wardrobes or storage and stylish plantation shutters, along with a modern family bathroom.
- ❖ Externally, the 80' wraparound garden offers a perfect mix of patio and lawn, mature planting, outdoor lighting, and side access. At the rear, there is a garage and off-street parking, accessed via Tempest Avenue.
- ❖ There is also scope to extend further (STPP), with previous planning permission granted, offering fantastic long-term potential.
- ❖ Located within easy reach of Potters Bar High Street, local schools, and mainline rail services, this is a rare opportunity to secure a high-quality home in one of the area's most sought-after locations.

















































Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84 B
69-80	<b>C</b>		
55-68	<b>D</b>	67 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**Local Authority:**  
Hertsmere  
**Council Tax Band:** E  
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.

**Approximate Gross Internal Area 1018 sq ft - 95 sq m  
(Excluding Garage)**

Ground Floor Area 663 sq ft – 62 sq m

First Floor Area 355 sq ft – 33 sq m

Garage Area 310 sq ft – 29 sq m





