



Mount Grace Road
Potters Bar EN6

38 Mount Grace Road

Potters Bar EN6 1RD

*** CHAIN FREE ***

Set behind an impressive frontage, this elegant detached Arts and Crafts residence dates from circa 1922 and enjoys a magnificent 150ft south-facing rear garden.

Beautifully presented throughout, this substantial five-bedroom family home is located in one of Potters Bar's most sought-after addresses, within easy reach of the town centre and mainline railway station.

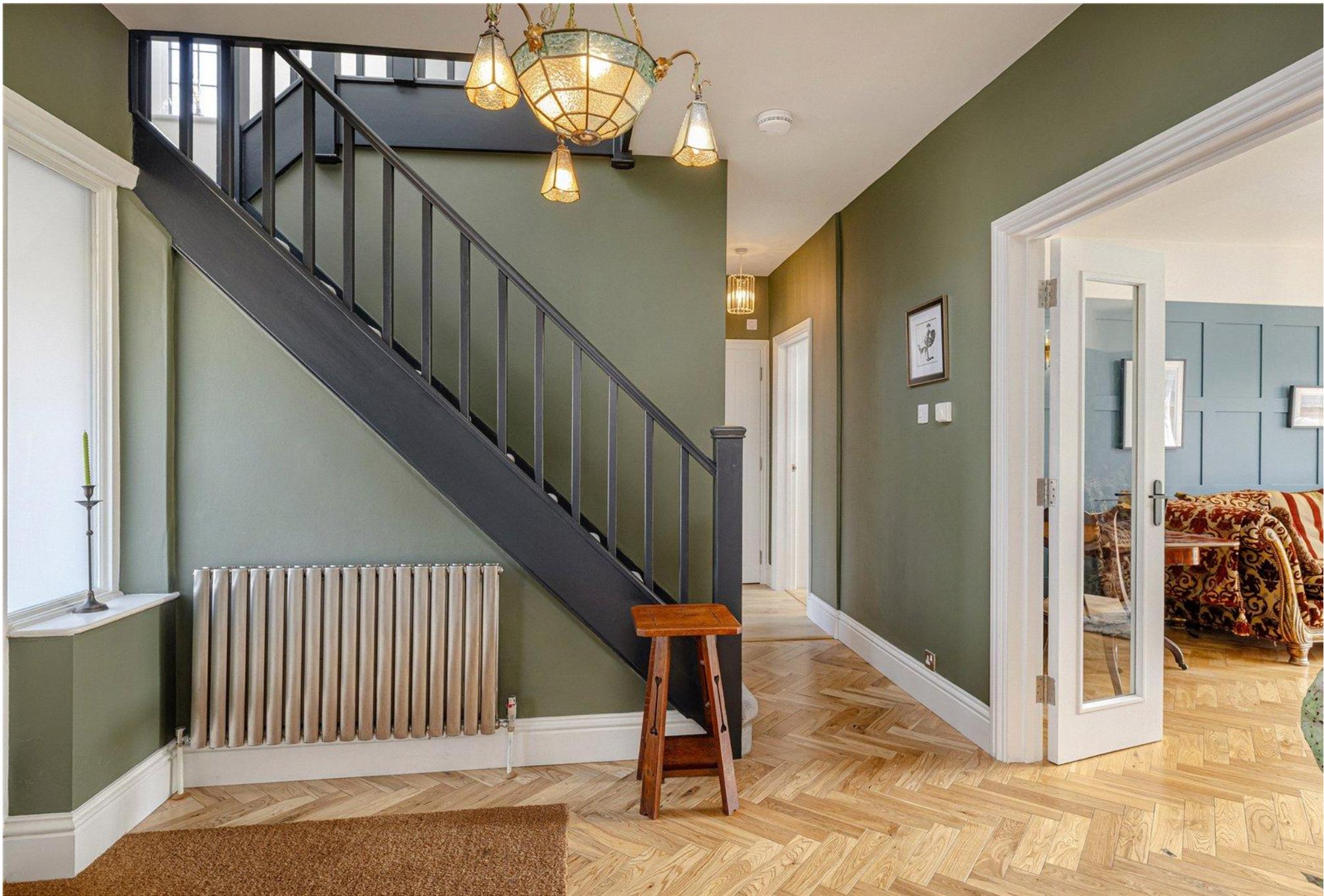
The property has been thoughtfully extended and sympathetically modernised to create spacious and versatile accommodation arranged over three floors.

The ground floor features a welcoming entrance hall, a refined living room with an attractive feature fireplace, and a stunning 28ft bespoke Leicht kitchen/dining room, fitted with high-end appliances including a Miele fridge freezer, Quooker tap and Siemens appliances, with ovens discreetly concealed behind a retractable door. Further highlights include a family/games/TV theatre room, a utility room, a guest lavatory and a guest cloakroom.

To the first floor are four generously proportioned bedrooms and three bathrooms, two of which are en suite. The principal bedroom has fitted Neatsmith wardrobes. The second floor provides an additional bedroom with en suite shower room, together with a particularly useful walk in wardrobe and walk in boarded eaves storage area. Four of the bedrooms enjoy wonderful views across the rear garden, while the fifth benefits from a charming oriel window overlooking the front aspect.

Externally, the front garden has been carefully landscaped and offers ample off-street parking, alongside a recently constructed, fully equipped attached garage with electronic doors to both front and rear, providing excellent access.

The beautifully maintained south-facing rear garden is a true feature of the home, incorporating a water feature, external lighting and a potting shed. A series of terraced seating areas create a tranquil outdoor setting, seamlessly connected to the main living spaces via extensive bi-fold doors—ideal for both everyday family life and entertaining.

































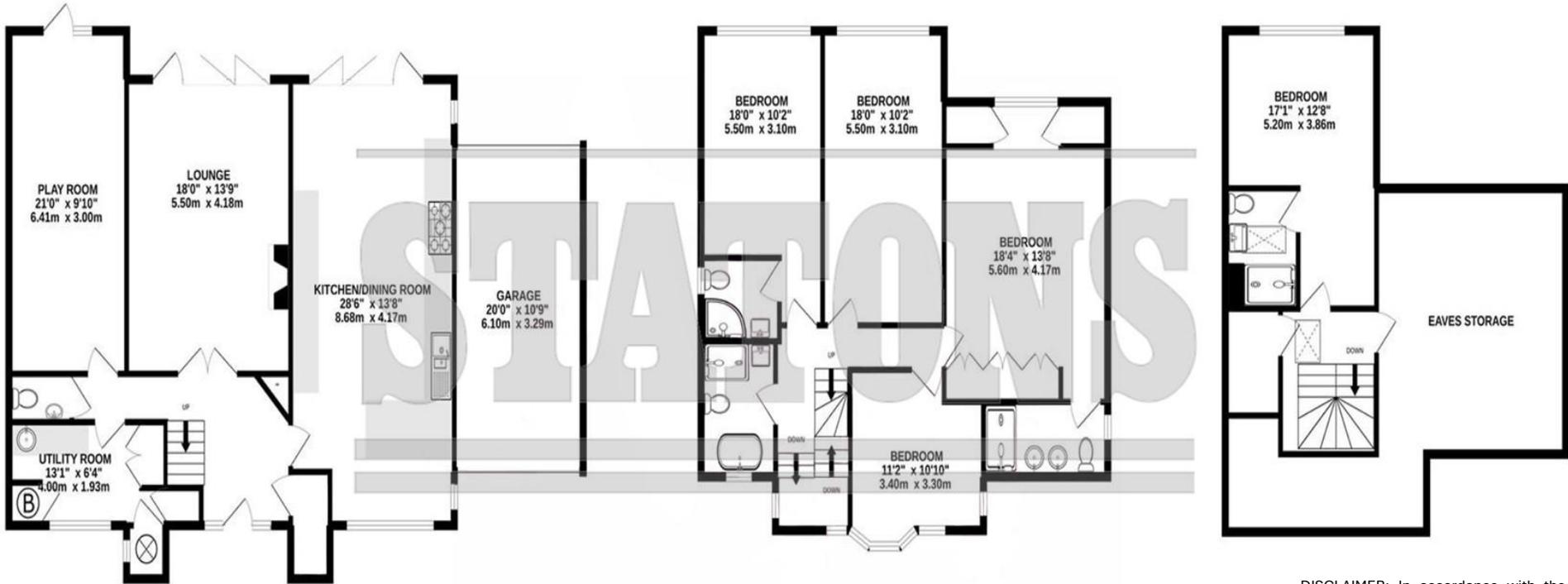
Local Authority:
Hertsmere
Council Tax Band: G
FREEHOLD



GROUND FLOOR
1278 sq.ft. (118.7 sq.m.) approx.

1ST FLOOR
931 sq.ft. (86.5 sq.m.) approx.

2ND FLOOR
664 sq.ft. (61.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 2872 sq.ft. (266.8 sq.m.) approx.

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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