



Gregory Avenue
Potters Bar EN6

22 Gregory Avenue Potters Bar EN6 5PX

A well proportioned 3 bedroom double fronted, semi detached house situated on a elevated wrap around plot. As well as providing bright, exceptional family living accommodation, good use has been made of the outside spaces to create delightful gardens and screened off street parking for up to four cars. There is a garage with its own drive too.

This particular home is larger than average and features many dual aspect rooms and has a full width loft room and offers scope for further additions subject to the usual planning consents.

Gregory Avenue is off Highview Gardens which in turn is off Southgate Road and therefore within easy reach of local amenities in Potters Bar High Street. For the commuter, Potters Bar mainline station is situated in Darkes Lane and runs excellent services to Kings Cross and Moorgate. Alternatively there is easy access to M25 and A1(M) motorway junctions.

















| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

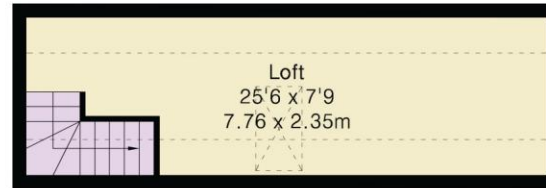
Approximate Gross Internal Area 1163 sq ft - 108 sq m (Excluding Garage)

Ground Floor Area 512 sq ft – 48 sq m

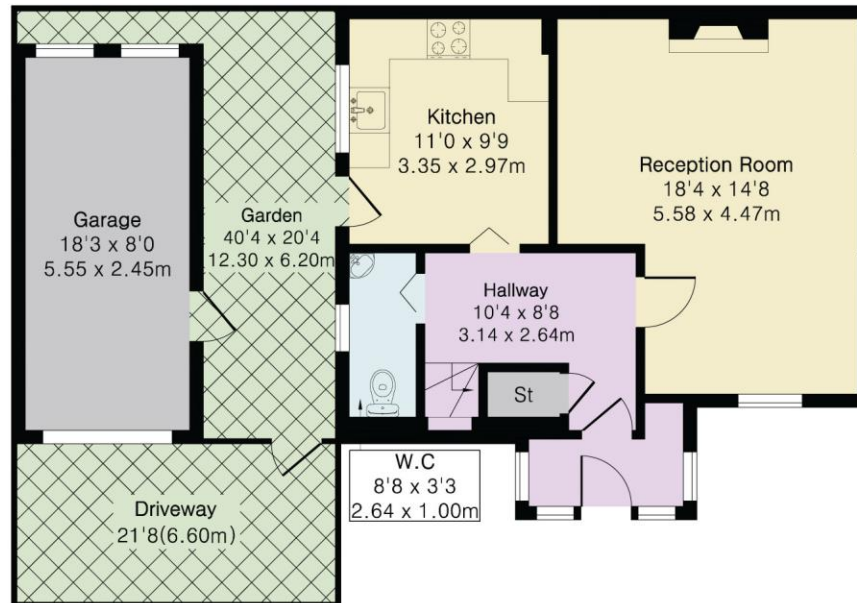
First Floor Area 455 sq ft – 42 sq m

Top Floor Area 196 sq ft – 18 sq m

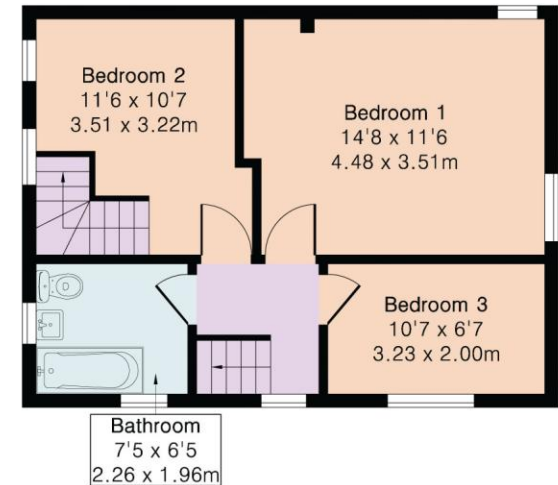
Garage Area 146 sq ft – 14 sq m



Top Floor



Ground Floor



First Floor

Local Authority:

Hertsmere

Council Tax Band: D

Tenure: 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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