



The Avenue
Potters Bar EN6

7 The Avenue, Potters Bar EN6 1EG

An Elegant 5 Bedroom Detached Family Residence on a Prestigious Potters Bar Road

Situated on one of Potters Bar's most sought-after residential roads, this substantial and beautifully traditional detached family home offers over 2,100 sq ft of well-balanced accommodation, along with plenty of future potential for extending stpp, perfectly suited to modern family living while retaining a classic and timeless charm. Set behind a generous frontage and enjoying a wonderful rear garden extending in excess of 140ft, the property immediately impresses with its characterful appearance, spacious proportions, and highly desirable location.

The ground floor provides versatile living accommodation, including a welcoming entrance hallway, an elegant dual-aspect living room with bay window features, a formal dining room ideal for entertaining, and a well-appointed kitchen/breakfast room leading through to a bright conservatory overlooking the mature garden. In addition, there is a separate study, utility room and a guest cloakroom. To the first floor are five well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, alongside a modern family bathroom. The layout offers excellent flexibility for growing families, guest accommodation, or those working from home.

Externally, the beautifully maintained rear garden provides a peaceful and private setting, mainly laid to lawn with established borders and ample space for outdoor dining and family enjoyment. A detached garage and driveway parking further enhance the home's appeal.

Combining traditional styling with generous family accommodation, this impressive residence represents a rare opportunity to acquire a distinguished home within one of Potters Bar's premier locations, conveniently positioned for excellent schools, local amenities, and transport connections.







































Approximate Gross Internal Area 2110 sq ft - 196 sq m (Excluding Garage)

Ground Floor Area 1155 sq ft – 107 sq m

First Floor Area 955 sq ft – 89 sq m

Garage Area 216 sq ft – 20 sq m



Local Authority:

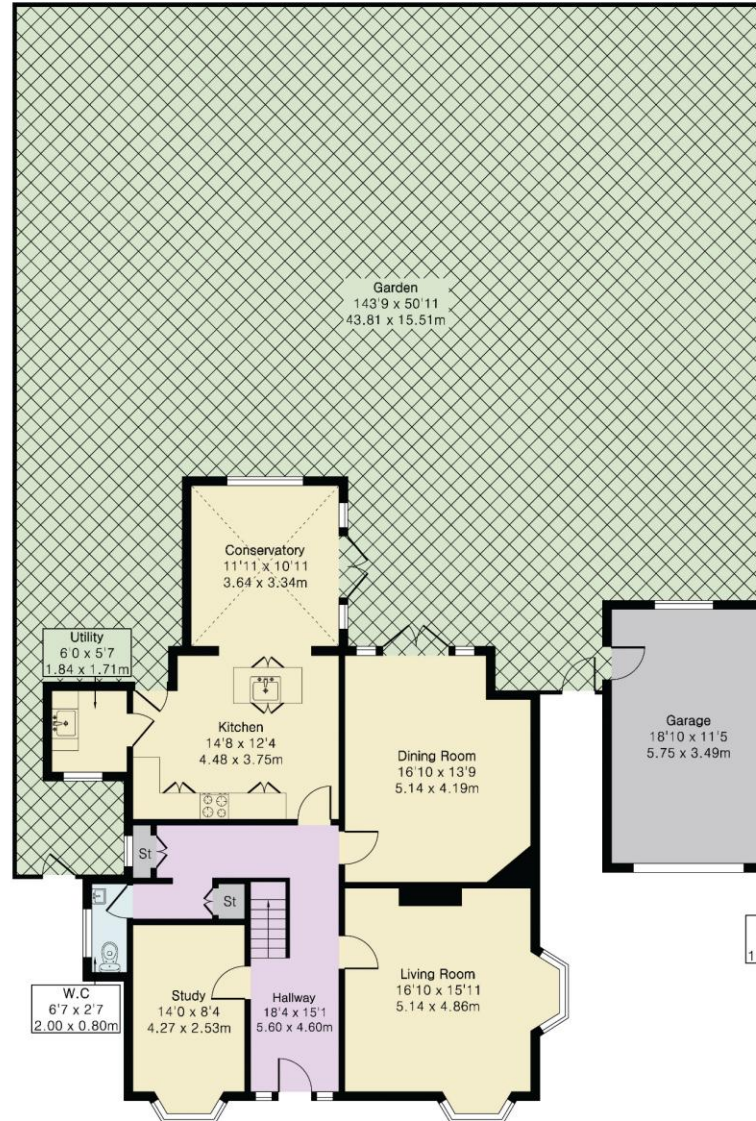
Hertsmere

Council Tax Band: G

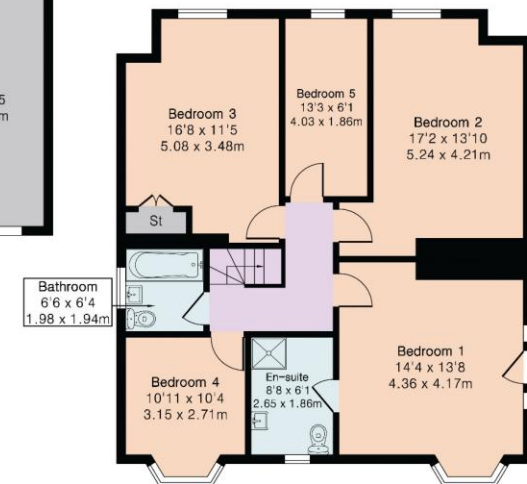
Tenure: FREEHOLD



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.



Ground Floor



First Floor

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



Brookmans
Park Office

53 Bradmore Green, Brookmans Park, Herts, AL9 7QS

T: 01707 661144

E: brookmans@statons.com

STATONS
www.statons.com