



The Avenue
Potters Bar EN6

1c The Avenue

Potters Bar EN6 1EG

*****CHAIN FREE***** Set in this popular road is an impressive and substantial five-bedroom detached family home extending to approximately 2,711 sq ft (251 sq m), occupying a desirable position on one of Potters Bar's most sought-after residential roads.

Arranged over three spacious floors, this beautifully proportioned property offers versatile accommodation ideally suited to modern family living. The ground floor comprises a welcoming entrance hallway, three well-proportioned reception rooms providing excellent space for both formal entertaining and everyday family life, together with a superb kitchen/breakfast room overlooking the rear garden. A separate utility room and guest cloakroom complete the ground floor accommodation.

The first floor features four generous double bedrooms, including a principal bedroom suite with walk-in wardrobe and en-suite shower room. A further en-suite bedroom and a well-appointed family bathroom serve the remaining bedrooms on this level.

Occupying the top floor is an impressive additional bedroom suite with its own en-suite shower room, offering ideal accommodation for guests, older children, or a private home office retreat.

Externally, the property enjoys a particularly generous rear garden extending to approximately 53 feet in length, providing an excellent space for outdoor entertaining, family recreation and al fresco dining.

Location Highlights:

Positioned in the heart of Little Heath, close to local shops, cafés, and amenities. Just 0.4 miles from Potters Bar mainline station, offering direct services to London King's Cross in approximately 20 minutes. Excellent road connectivity with M25 (Junction 23) and the A1(M) approximately two miles away. Nearby golf courses include Hadley Wood Golf Club and Essendon Golf and Country Club. Local sports and wellness facilities such as Potters Bar Tennis Club, David Lloyd Racquet and Fitness Club, Sopwell House Hotel & Spa, and Hatfield House. The area is renowned for its excellent schooling, including: Dame Alice Owen's School, Lochinver House, Stormont, Queenswood, Queen Elizabeth's School for Boys, Haberdashers' Aske's Schools, St Albans School for Boys and Girls, St John's Prep & Senior School, and Haileybury.





































| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 73 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Approximate Gross Internal Area 2711 sq ft - 251 sq m

Ground Floor Area 1285 sq ft – 119 sq m

First Floor Area 1167 sq ft – 108 sq m

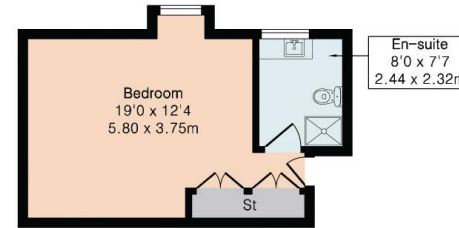
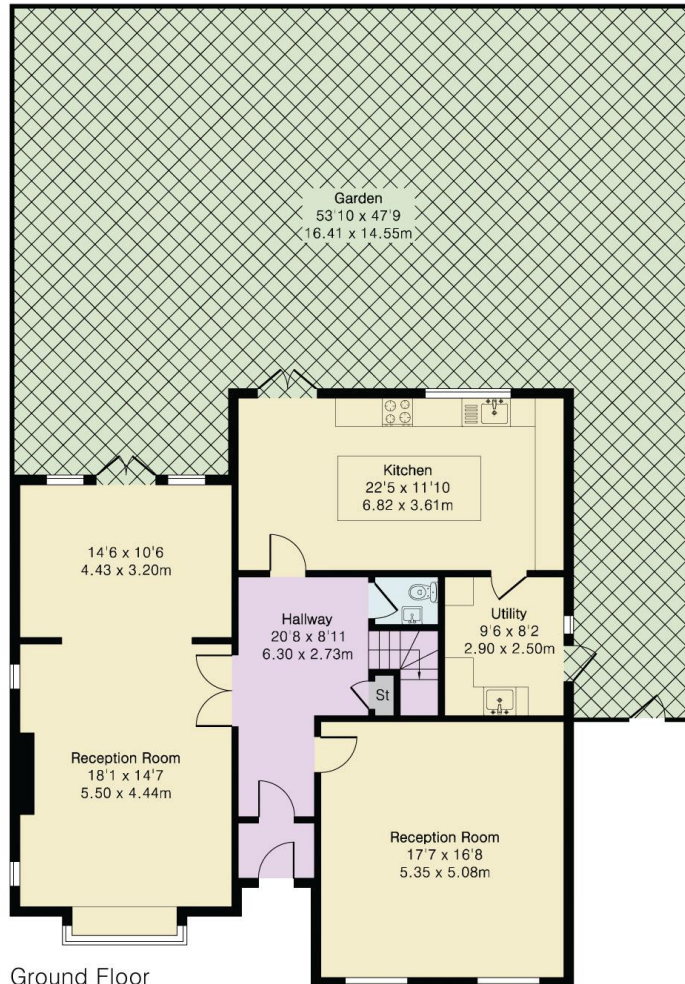
Top Floor Area 259 sq ft – 24 sq m



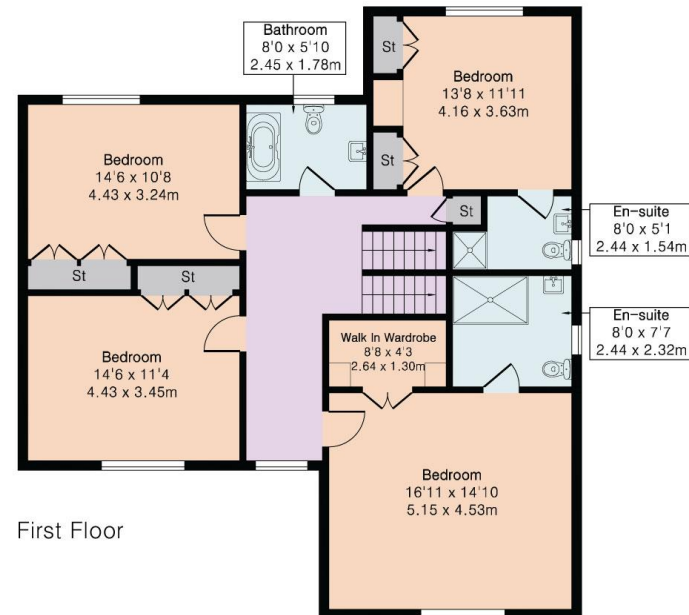
Local Authority:
Hertsmere
Council Tax Band: G
Tenure: FREEHOLD



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.



Top Floor



First Floor



Brookmans
Park Office

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

T: 01707 661144

E: brookmans@statons.com

STATONS
www.statons.com