



Mountway
Potters Bar EN6

11 Mountway, Potters Bar EN6 1ER

An Exceptional Family Home with Excellent Future Potential

A beautifully proportioned 4 bedroom detached family home, ideally situated in a highly sought-after residential location, within close proximity of Potters Bar Station and a wide range of local amenities.

The property provides versatile living space arranged over two floors. The ground floor features a welcoming entrance hall, spacious 32' living room, separate dining room, a modern fitted kitchen with orangery, utility room and WC, together with an integral 32' garage offering excellent storage and practical family space.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, alongside a family bathroom and useful storage.

Externally, the property benefits from a generous rear garden measuring approximately 98' providing an excellent setting for outdoor entertaining, family activities and relaxation. There is also a pretty front garden and large driveway.

Mountway is regarded as one of the most desirable residential turnings in Potters Bar, being situated directly off Church Road and within a short walk of the extensive range of shops, cafés, restaurants and everyday amenities found along Darkes Lane. Potters Bar mainline station is also within easy reach, providing a fast and frequent rail service to London King's Cross and Moorgate, making the property particularly attractive to commuters.

For those travelling by road, the location is equally convenient, with the M25 and A1(M) both just a short drive away, providing excellent access to the wider motorway network and surrounding areas. The property is also well placed for a selection of highly regarded local schools, further enhancing its appeal as a family home.

































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

Approximate Gross Internal Area 2148 sq ft - 200 sq m (Excluding Garage)

Ground Floor Area 1190 sq ft – 111 sq m

First Floor Area 958 sq ft – 89 sq m

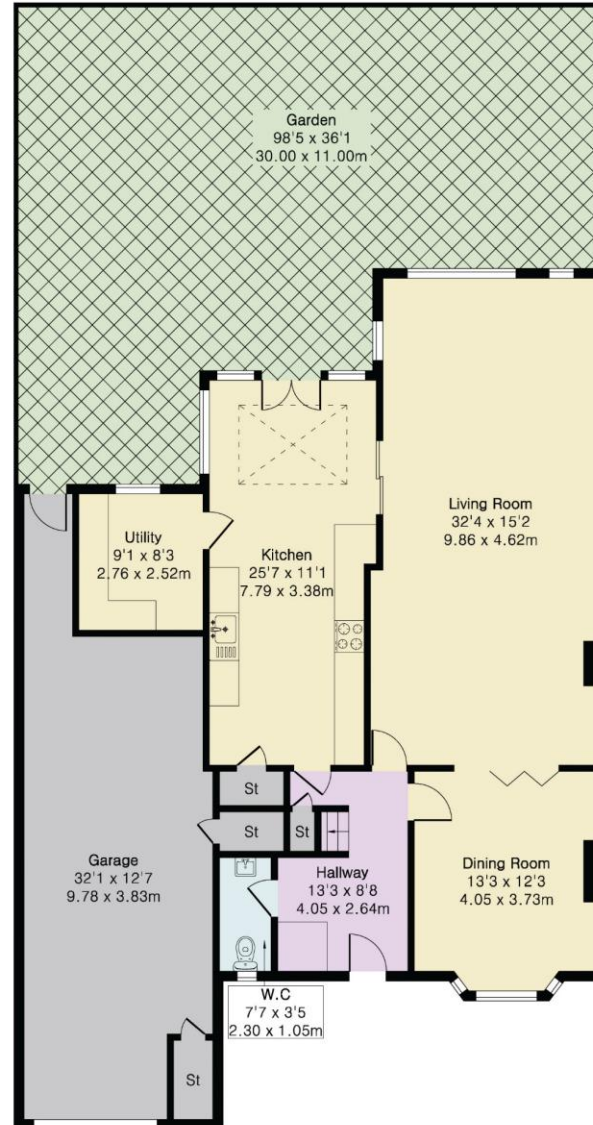
Garage Area 428 sq ft – 40 sq m



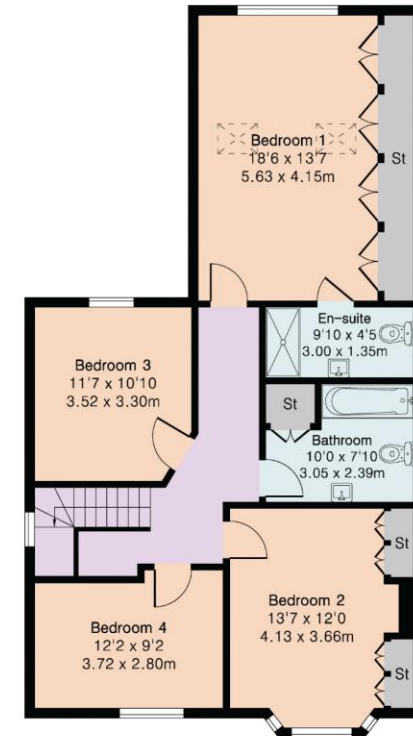
Local Authority:
Hertsmere
Council Tax Band: G
Tenure: FREEHOLD



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



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