



The Spinney
Potters Bar EN6

11 The Spinney

Potters Bar EN6 5HH

**CHAIN FREE | DETACHED FAMILY HOME | QUIET RESIDENTIAL ROAD | GARAGE |
THREE BEDROOMS**

Situated in the sought-after The Spinney, Potters Bar, this attractive detached family home occupies a peaceful position within a quiet residential setting, whilst remaining conveniently placed for local amenities, schools and transport links.

The property offers approximately 938 sq ft of accommodation, excluding the garage, arranged over two floors. The ground floor provides a welcoming entrance hall, a generously proportioned 23'4 x 18'4 living/dining room, separate kitchen and downstairs WC. The spacious reception room provides an excellent setting for both family living and entertaining, with good natural light and access to the garden.

To the first floor are three well-proportioned bedrooms, together with a family bathroom. Bedroom two is particularly generous at approximately 12'6 x 11'5, while bedroom one benefits from built-in storage.

Externally, the property enjoys a private rear garden, while to the front there is a detached garage providing useful parking and storage.

The location is particularly convenient for families, with Oakmere Primary School approximately 0.3 miles away, while Stormont School, Ladbroke Junior Mixed and Infant School and Little Heath Primary School are also within easy reach. Other local educational options include Lochinver House School, St John's Preparatory & Nursery School and Dame Alice Owen's School.

Potters Bar High Street is nearby, offering a range of shops, cafés and everyday amenities, while Potters Bar railway station is approximately 1.2 miles away, providing convenient rail connections towards London. The area also benefits from easy access to the A1(M) and M25. Offered to the market chain free, this detached home represents an excellent opportunity for buyers seeking a family property in a peaceful Potters Bar location with excellent access to local schools, amenities and transport links.





















Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**Approximate Gross Internal Area 938 sq ft - 88 sq m
(Excluding Garage)**

Ground Floor Area 491 sq ft – 46 sq m

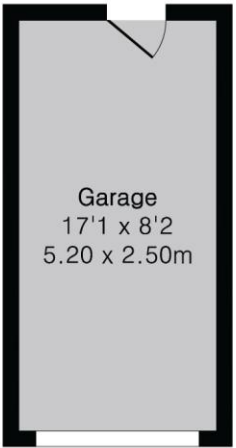
First Floor Area 447 sq ft – 42 sq m

Garage Area 140 sq ft – 13 sq m

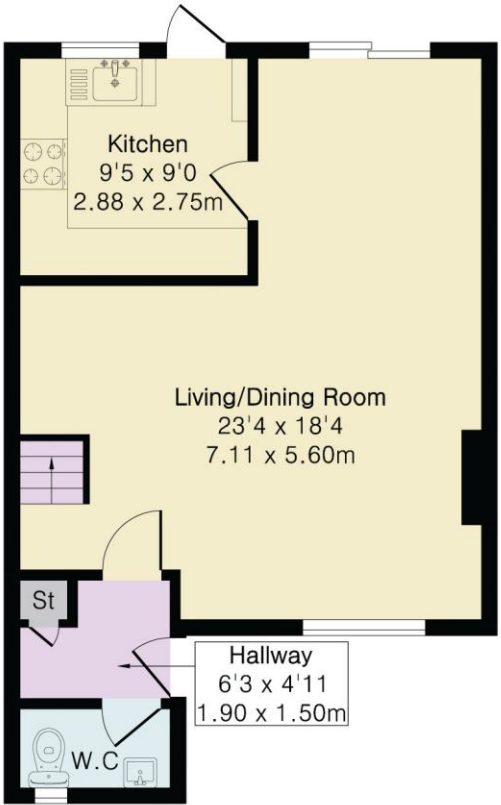
Local Authority:
Hertsmere
Council Tax Band: F
Tenure: FREEHOLD



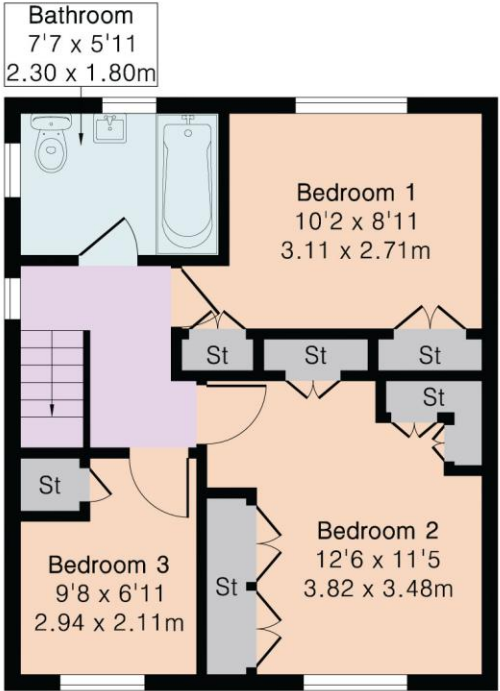
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Garage



Ground Floor



First Floor



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