



The Avenue, Potters Bar, Herts, EN6 1ED
£1,600,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Situated in Potters Bar's premier road this four bedroom detached house is situated on over half an acre plot with four reception rooms, two bathrooms, two garages with a total square footage of 2,754 / 256 square meters and a 203' x 155' rear garden maximum width. Viewing essential and via appointment only.



- FOUR BEDROOM DETACHED HOUSE
- SITUATED IN POTTERS BAR'S PREMIER ROAD
- OVER HALF AN ACRE PLOT
- FOUR RECEPTION ROOMS
- ENSUITE TO MAIN BEDROOM
- FAMILY BATHROOM
- TWO GARAGES
- CARRIAGE DRIVEWAY
- 203' x 155' REAR GARDEN
- TENURE - FREEHOLD. COUNCIL TAX BAND G - HERTSMERE COUNCIL



Front door with leaded light and part stained glass double glazed panel opens into

ENTRANCE PORCH

Parquet floor. Double glazed window to front and side. Double width built in cupboard with hanging rail and shelf. Single radiator. Part obscure glazed door opens into

ENTRANCE HALL

Continuing herringbone patterned oak parquet flooring. Double radiator.

DOWNSTAIRS CLOAKROOM

White suite comprising top flush W.C. and vanity top wash basin with cupboards below. Half tiled walls. Tiled floor. Chrome heated towel rail. Frosted Georgian style double glazed window to rear. Ceiling spotlights. Extractor fan. Under stairs storage cupboard with light also housing electricity meter and consumer unit.

RECEPTION ROOM

20' x 12' (6.10m x 3.66m)

Widening to 21'6". Feature fireplace with coal effect gas living flame fire and basket grate. Double radiators. Dual aspect with Georgian style double glazed windows to front and rear. Georgian style double glazed patio doors to rear with views across garden. Wall mounted TV aerial point.

DINING ROOM

13'4" x 12' (4.06m x 3.66m)

Length measurement taken into bay being double glazed Georgian style to front with double radiator. Picture rail. Decorative ceiling. Double width built in shelved cupboard.

CINEMA ROOM

20'9" x 18' (6.32m x 5.49m)

Narrowing to 16'3". Georgian style double glazed bay window to front. Georgian style double glazed window to front. Two double radiators. Ceiling spotlights. Built in ceiling speakers. Wall mounted TV power and aerial point. Feature wall mounted radiator. Loft access with foldaway ladder which accesses the two wall mounted gas central heating boilers and pressurised hot water tank.



KITCHEN / BREAKFAST ROOM

19'2" x 9'4" (5.84m x 2.84m)

Widening to 16'. Range of oak fronted wall and base units featuring cupboards and drawers. Stone effect working surfaces with one and a half bowl sink unit with mixer tap. Ceramic hob and separate electric oven and grill. Miele extractor hood. Ceiling spotlights. Tiled floor. Tiled splashback. Double radiator. Space for fridge and separate freezer. Fitted Miele dishwasher. Built in cupboards. Georgian style double glazed windows to rear and to side. Georgian style double glazed casement door to side. Georgian style frosted high level window to side.

UTILITY ROOM

11' x 6'1" (3.35m x 1.85m)

Modern range of white high gloss wall and base units featuring cupboards. Stone effect working surfaces with single drainer stainless steel sink. Half tiled walls. Tiled floor. Space for washing machine. Space for dishwasher. Space for tumble dryer. Extractor fan. Ceiling spotlights. Access to small loft. Frosted Georgian style double glazed window and casement door to side.

DOWNSTAIRS W.C.

White suite comprising top flush W.C. Vanity top wash basin with cupboard below. Double radiator. Half tiled walls. Tiled floor. Frosted Georgian style double glazed window to rear.

SNUG / FAMILY ROOM

14'1" x 12' (4.29m x 3.66m)

Herringbone patterned oak parquet flooring. Decorative ceiling. Double radiator. Plate shelf. Wall mounted TV aerial and power point. Fitted base cupboards with shelving. Georgian style double glazed casement doors to rear.

FIRST FLOOR LANDING

Approached via turn flight of staircase from hallway. Decorative ceiling. Picture rail. Built in cupboard with shelving and radiator for drying. Access to large loft. Georgian style double glazed large window to rear overlooking rear garden.

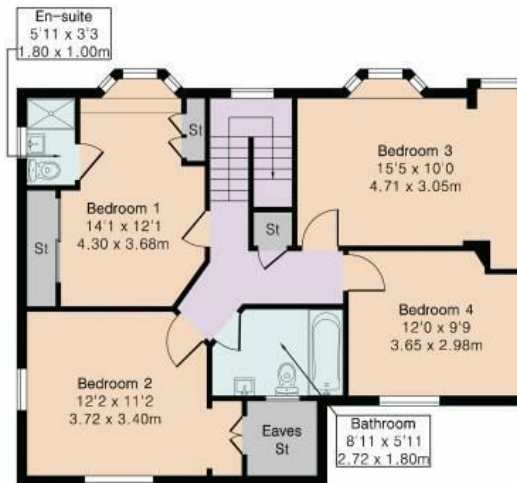




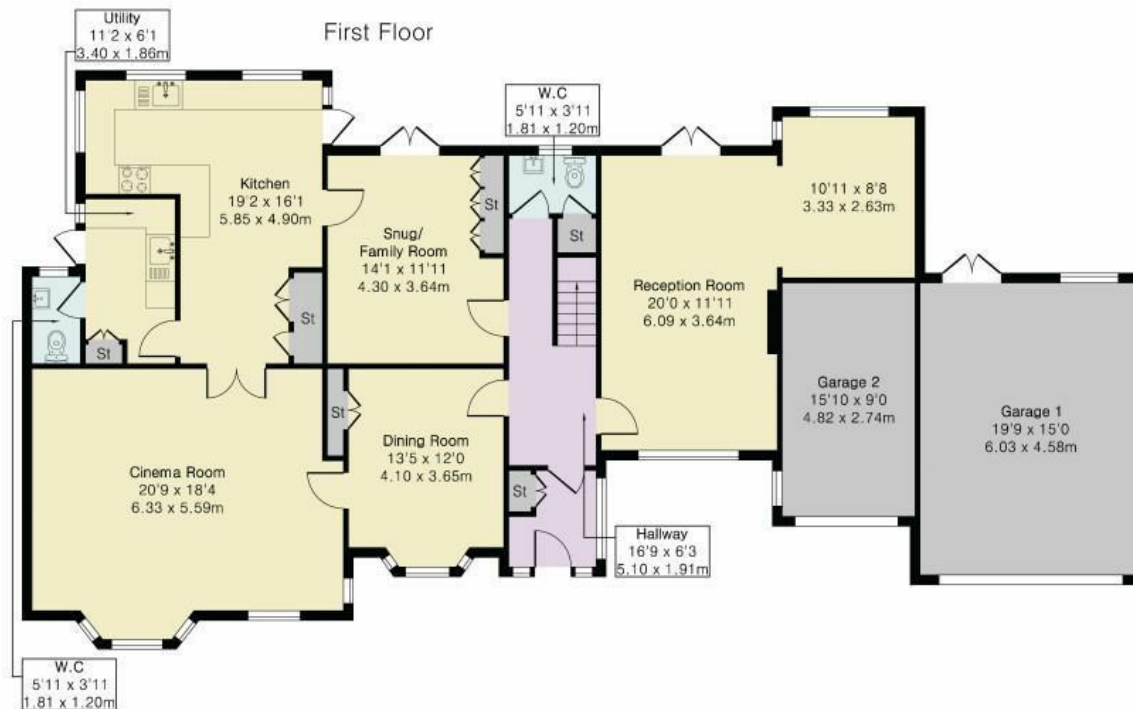
Approximate Gross Internal Area 2754 sq ft - 256 sq m

Ground Floor Area 1981 sq ft – 184 sq m

First Floor Area 773 sq ft – 72 sq m



First Floor



Ground Floor



BEDROOM ONE

14'3 x 12'3 (4.34m x 3.73m)
 Width measurement taken to the back of fitted wardrobes being mirror fronted. Decorative ceiling. Picture rail. Further fitted wardrobes with hanging rail and shelving. Double radiator. Matching dressing table with twin nest of drawers. Double glazed Georgian style bow window to rear with views across gardens.

ENSUITE SHOWER

6' x 3'7 (1.83m x 1.09m)
 White suite comprising shower base. Wall mounted wash basin. Top flush W.C. Wall mounted chrome heated towel rail. Tiled walls and floor. Ceiling spotlights. Extractor fan. Electric underfloor heating. Frosted Georgian style double glazed window to side.

BEDROOM TWO

15'5 x 10' (4.70m x 3.05m)
 Double radiator. Decorative ceiling. Georgian style double glazed bow to rear with views across gardens.

BEDROOM THREE

12'2 x 11'2 (3.71m x 3.40m)
 Double radiator. Dual aspect with double glazed Georgian style window to front and side.

LOFT ROOM

23'5 x 5'10 (7.14m x 1.78m)
 Access from first floor landing via aluminium ladder. Some restricted head room but over 9' in height with double glazed gable end windows to either end. lighting and power. Further lower loft storage area which is off the main loft room. Ideal for loft extensions subject to usual consents.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
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Not energy efficient - higher running costs EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions EU Directive 2002/91/EC	

BEDROOM FOUR

12 x 9'9" (3.66m x 2.97m)

Double radiator. Picture rail. Georgian style double glazed window to front.

BATHROOM

9'3" x 6'2" (2.82m x 18.90m)

White suite comprising bath with mixer tap with shower attachment. Top flush W.C. Bidet with mixer taps. Basin with mixer tap within vanity unit with double width cupboard below. Tiled walls and floor. Chrome heated towel rail. Ceiling spotlight. Extractor fan. Electric underfloor heating. Frosted Georgian style double glazed window to front.

EXTERIOR REAR

204'0" x 155'6" at widest point (62.18m x 47.40m at widest point)

Starting from rear of property with raised veranda style patio. Steps leading down to further crazy paved patio with gravel edge pass and sculptured rockery and lawned areas sloping down to main lawn (Approx. halfway down the garden). Various mature trees including conifers, silver birch and eucalyptus. Well secluded towards the end of the garden is further mature trees and rhododendron bushes backing directly onto brook. Timber garden shed.

GARAGE ONE

22'2" x 14' (6.76m x 4.27m)

Windows and double width casement doors to rear. Automated up and over door to front.

GARAGE TWO

15'5" x 9' (4.70m x 2.74m)

Power and lighting. Up and over door to front.



EXTERIOR FRONT

55' (16.76m)

Carriage gravel driveway with grass centre lawn and rockery. Copper beech hedge. Further rhododendron and laurel bushes.

Tenure - Freehold. Council tax band G - Hertsmere Council.

Property Information

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.





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