



## Park Avenue

Potters Bar, EN6 5EL

Offers In Excess Of £635,000



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This immaculately presented SEMI-DETACHED property has been thoughtfully renovated to offer a BEAUTIFUL FAMILY HOME.

The residence has a stylish decor throughout and provides an attractive lifestyle consisting of; entrance hall, large front reception, chic kitchen/breakfast room with integrated appliances & Range cooker, THREE BEDROOMS and a luxury family bathroom. There is also plenty of storage and a fully accessible loft complete with Velux windows.

The rear garden has additional side access and extends to approximately 95ft, recently turfed and new patio area. The house benefits further from classic shutters, a NEW BOILER, water softener, OFF-STREET PARKING and Bluetooth speakers in all main rooms.

Located on the Potters Bar/Cockfosters boarder, the dwelling is superbly placed within easy reach of the HIGH STREET, with its EXCELLENT SHOPPING FACILITIES, Potters Bar MAINLINE STATION (providing DIRECT ACCESS TO KINGS CROSS & MOORGATE), Cockfosters UNDERGROUND (Piccadilly Line) and the M25 is a short distance by car.

\*WE WOULD STRONGLY ADVISE EARLY VIEWING\*

EPC : D

HERTSMERE COUNCIL TAX BAND : E

TENURE : FREEHOLD





## GROUND FLOOR

Entrance Hall

Living Room

13'3 x 12'2 (4.04m x 3.71m)

Kitchen/Dining Room

19'3 x 12'1 (5.87m x 3.68m)

Understairs Storage  
Cupboard/Boiler

## FIRST FLOOR

Landing

Bedroom One

13'8 x 11'10 (4.17m x 3.61m)

Bedroom Two

12'1 x 10'10 (3.68m x 3.30m)

Bedroom Three

7'4 x 7'3 (2.24m x 2.21m)

Family Bathroom

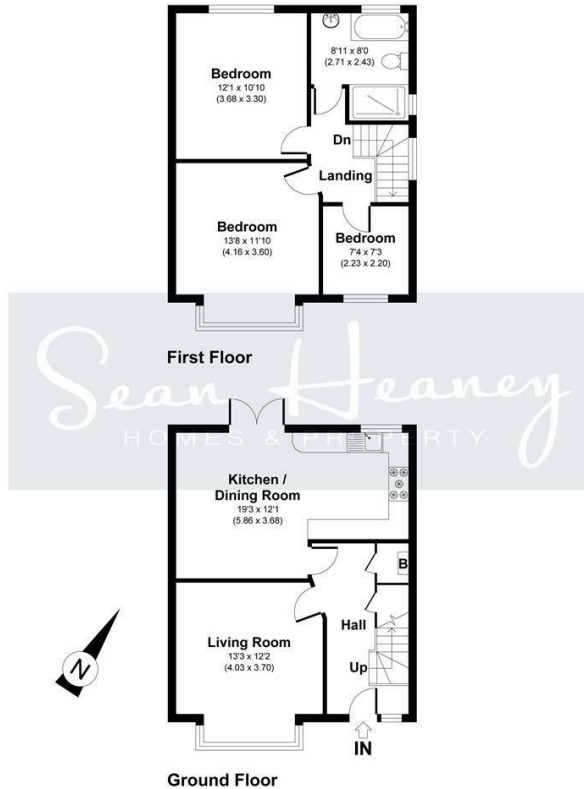
8'11 x 8'0 (2.72m x 2.44m)

GARDEN

95' (approximately) (28.96m  
(approximately))



## Floor Plan



APPROXIMATE GROSS INTERNAL AREA 931 SQ FT / 86.48 SQ M  
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## Viewing

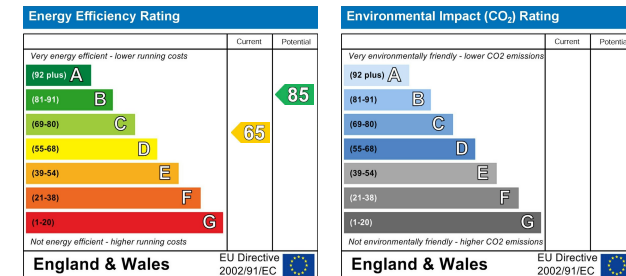
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
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## Area Map



## Energy Efficiency Graph



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