





## Church Road

An outstanding 4 bedroom detached family home having undergone an extensive refurbishment programme in recent years creating modern living of a particularly high standard, on a tree-lined road with south facing garden in a very convenient location.

Entering there is a wide spacious hall leading to all rooms. The kitchen is comprehensively fitted with a range of modern units, integrated oven and combi oven with heated drawer, quartz worktops and breakfast bar. The kitchen is open planned to the dining area, allowing free flowing entertaining which also extends into the lounge. The rear has been thoughtfully extended with a large roof lantern, maximising the natural light from the southerly aspect, and bi-fold doors allow the outside to flow in, and the inside to flow out. Additionally on the ground floor is a study/office, separate utility room and an immaculate shower room.

To the first floor is a part galleried landing, the master bedroom has a luxurious en-suite, there are a further 3 double bedrooms and another luxury bathroom.

There is a resin bonded driveway to the front providing off street parking and side access to the rear. The south facing garden features a paved terrace with a lawn and wooden shed.



The house is situated within a cul-de-sac location of only 4 homes, and benefits from having no through-traffic. It is ideally located within the Little Heath area of Potters Bar and an easy walking distance to the town's many shopping and leisure facilities. Potters Bar Railway Station is within just 10 minutes' walking distance and provides a fast service into London's Kings Cross and Moorgate. Road travel is easy, with junction 24 of the M25 just 2 miles away, allowing for quick and easy access to London and the rest of the Southeast. Little Heath has several excellent nurseries, primary and secondary schools within easy reach.



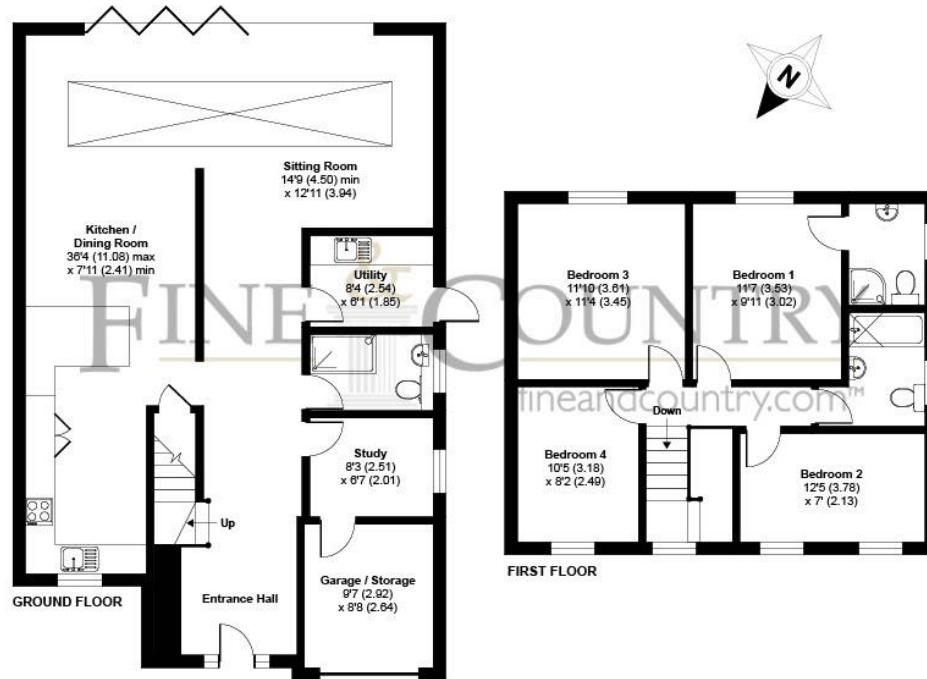
Tenure: Freehold  
Council Tax: Band G  
Local Authority: Hertsmere



## Church Road, Potters Bar, EN6

Approximate Area = 1644 sq ft / 152.7 sq m (excludes garage / storage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Fine & Country. REF: 1077626



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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