



69 THE CAUSEWAY
POTTERS BAR, HERTFORDSHIRE, EN6 5HG



LUXURY PROPERTY PARTNERS

Specialists in the marketing & sale of luxury homes

THE CAUSEWAY

69 The Causeway is a stunning 2,400 sq ft, outstanding detached family home, where modern living meets premium finishes and the convenience of a Control 4 smart home system. Situated in a highly desirable location, the property features a private gated sweeping driveway, providing extensive parking for up to seven vehicles, with a double car garage offering both privacy and exclusivity.

ACCOMMODATION SUMMARY

This impressive home is spread over two floors with an array of wonderful zones perfect for entertaining with family and friends. The space is beautifully appointed with sleek contemporary fittings, high-specification appliances and offers seamless garden views through elegant bi-fold doors. The Causeway is surrounded by some stunning homes, mainly set behind gated driveways, and is amongst some of the most desirable homes in the local area.



GROUND FLOOR

As you enter the ground floor through the impressive, and modern aesthetic, you are greeted with a sophisticated, functional, and stylish family living space designed for comfort, entertaining, and enjoying a seamless indoor-outdoor lifestyle. The standout features are the striking stone-effect wall that leads to the office, and the mounted wooden panelled wall flat screen TV.

The kitchen/dining room has been designed to be bright, stylish, and a multi-functional space, ideal for casual relaxation or entertaining. The dining section sits just in front of the bi-fold doors, which allow an abundance of natural light to flood the room and offer a clear view of the garden outside.

You have a table that can accommodate up to eight seats and is the ideal space to enjoy family meals. The underfloor heating is a bonus, as well as with the bi-fold doors you have access to the gardens which is a perfect space for pets, or young children to play and enjoy themselves. There is also a separate utility room & WC.





GROUND FLOOR

The office is a contemporary multi-functional home office and relaxation space. The room is designed to balance work, comfort, and modern aesthetic.



FIRST FLOOR

The first floor is made up of three bedrooms, two out of three with ensembles, and the principal bedroom benefiting from a dressing room which was previously the fourth bedroom. This can easily be converted back.



FIRST FLOOR

The principal bedroom suite is stunning, and features a huge king size bed, an AC unit, and a working desk for studying or working. There is a huge walk-in dressing room with plenty of storage, including a beauty desk. The modern en suite benefits, a luxurious standalone bath, and single sink basin.







FIRST FLOOR

Bedroom two is a spacious double bedroom with wardrobe space and a modern en suite bathroom.





FIRST FLOOR

You have one additional bedroom which is currently set up as the guest bedroom.





OUTSIDE

The rear garden is thoughtfully designed for modern living, offering a practical, low-maintenance space that caters to both family activities and social gatherings. The combination of artificial lawn, generous patio space, and large bi-fold doors makes the area perfect for indoor-outdoor entertaining, while the planting adds softness and visual appeal. The garden structure and seating areas demonstrate careful planning to maximise functionality and privacy.





OUTSIDE

This elegant home is one of many in the area that offer complete privacy and is ideally positioned along a sweeping, private, and gated driveway. Additionally, the property features a double car garage and ample driveway space, accommodating parking for at least four to five vehicles.





LOCATION

Potters Bar/ Northaw is a small historic civil parish located in Hertfordshire, surrounded by the Greenbelt, with access to either Cuffley or Northaw.

There are a few primary schools in the town, Cranborne Primary School, Northaw Church of England Primary School, and Little Heath Primary School.

Location is the main advantage of the town since it is situated quite close to, but equally far enough from, central London.

Only 13 miles North of Central London and adjacent to the greater London boundary, but when you're here you feel as though you're in the middle of the countryside.

LOCAL SCHOOLS:

- Stormont School 0.2 miles
- Lochinver House School 1.3 miles
- St John's Preparatory Nursery School 2 miles
- Dame Alice Owens School 2.7 miles

NOTABLE ATTRACTIONS:

- Northaw Great Wood Nature Reserve
- Oakmere Park
- Wyllyotts Theatre
- Hertfordshire Zoo
- Hatfield House and Park

ACTIVITIES:

- Northaw and Cuffley Lawn Tennis Club
- Brookman's Park Golf Club
- Crews Hill Golf Club

TRANSPORT:

- Potters Bar Train Station 1.3 Miles
- Cuffley Train Station 3.4 Miles

The cosmopolitan feel of the town, with Potters Bar being on one side and Northaw on the other, is its excellent road and rail connections is a real draw. It is an excellent commuter town for London whilst being firmly in the heart of the suburban countryside.

Potters Bar is close to the M25, M1 and A10 which can get you into London.

Central London can be reached within a 45-minute drive.

The town's railway station is on the National Railway Station with regular fast services to Moorgate station.

The fast train takes 40 minutes to London Moorgate. This can be accessed via Cuffley.

In addition, you also have Potters Bar as an alternative which can get you into Finsbury Park in 20 minutes.

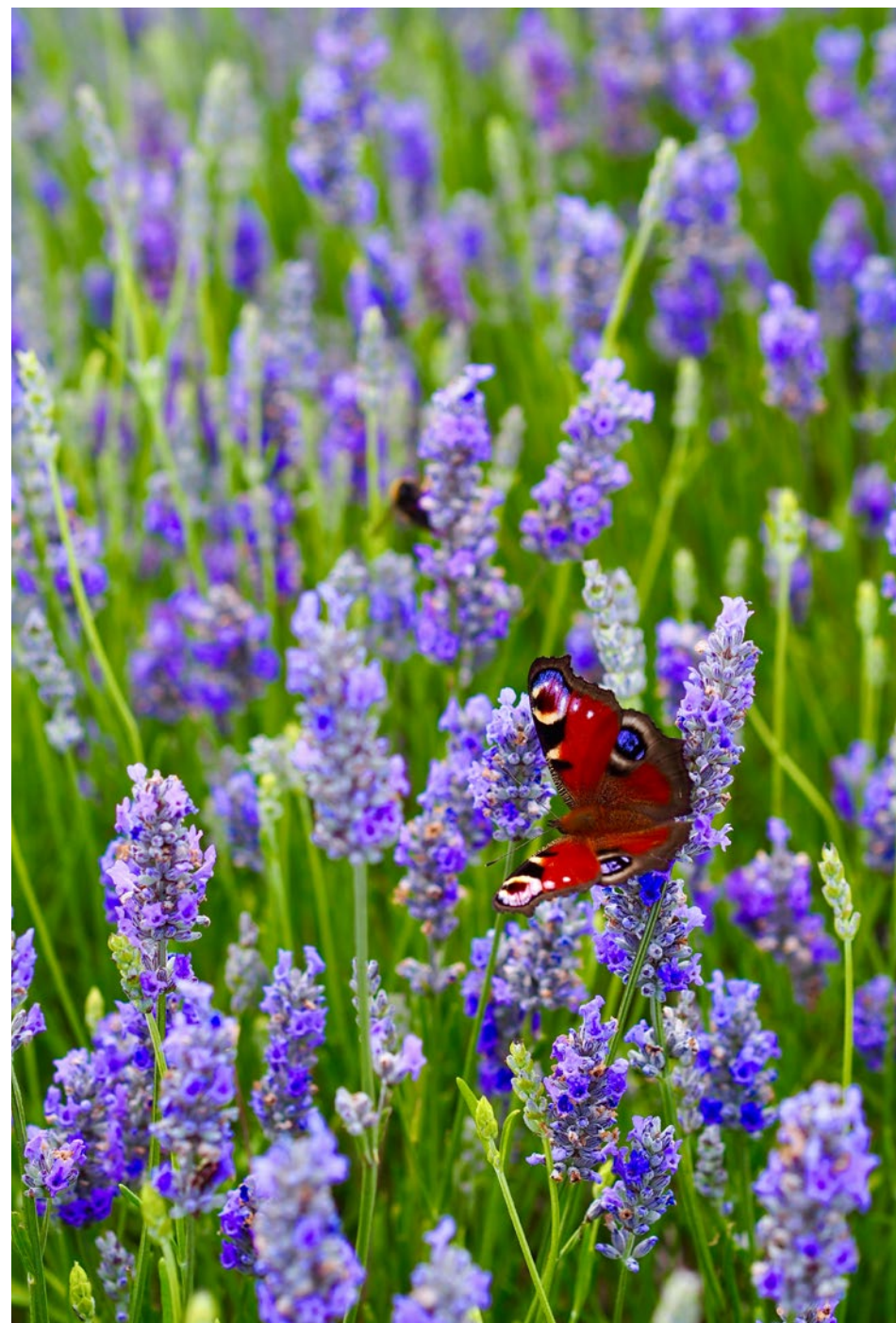


Photo credit: Photo by Ollie Tulett

GENERAL INFORMATION

SERVICES:

Mains water, gas and electricity.

TENURE:

Freehold

LOCAL AUTHORITY & TAX BAND:

Hertsmere Borough Council and Council Tax Band: G

VIEWING ARRANGEMENTS:

Strictly via the vendors sole agents Luxury Property Partners Pierre Luxe, 07438 891 232, pierreforrester@luxurypropertypartners.co.uk

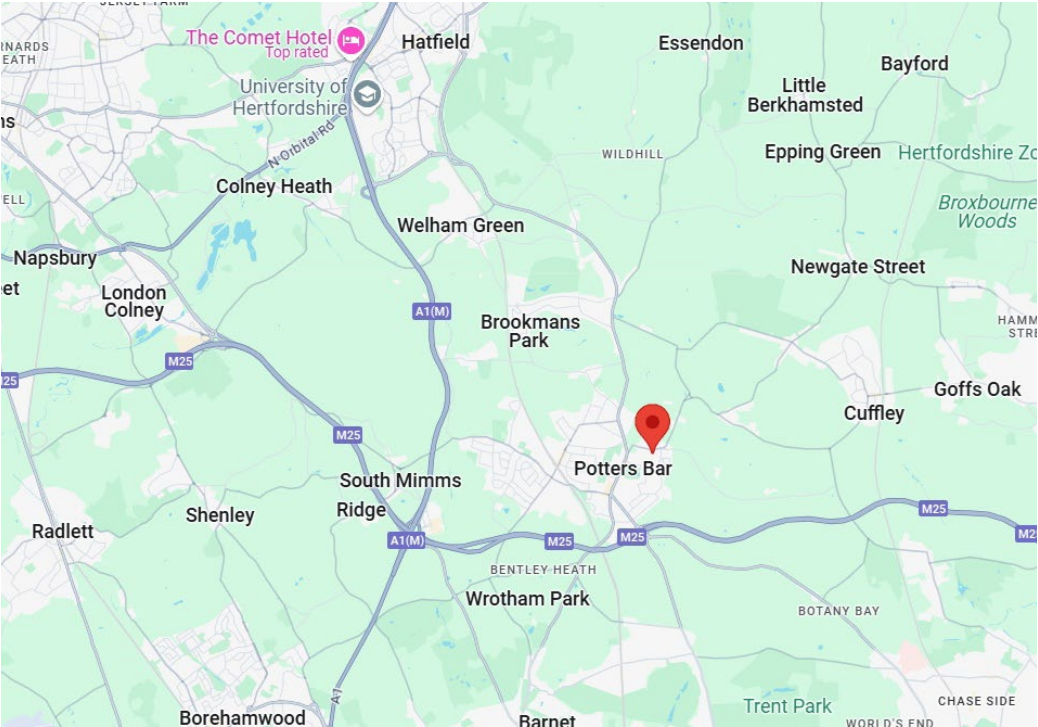
AGENTS NOTES:

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

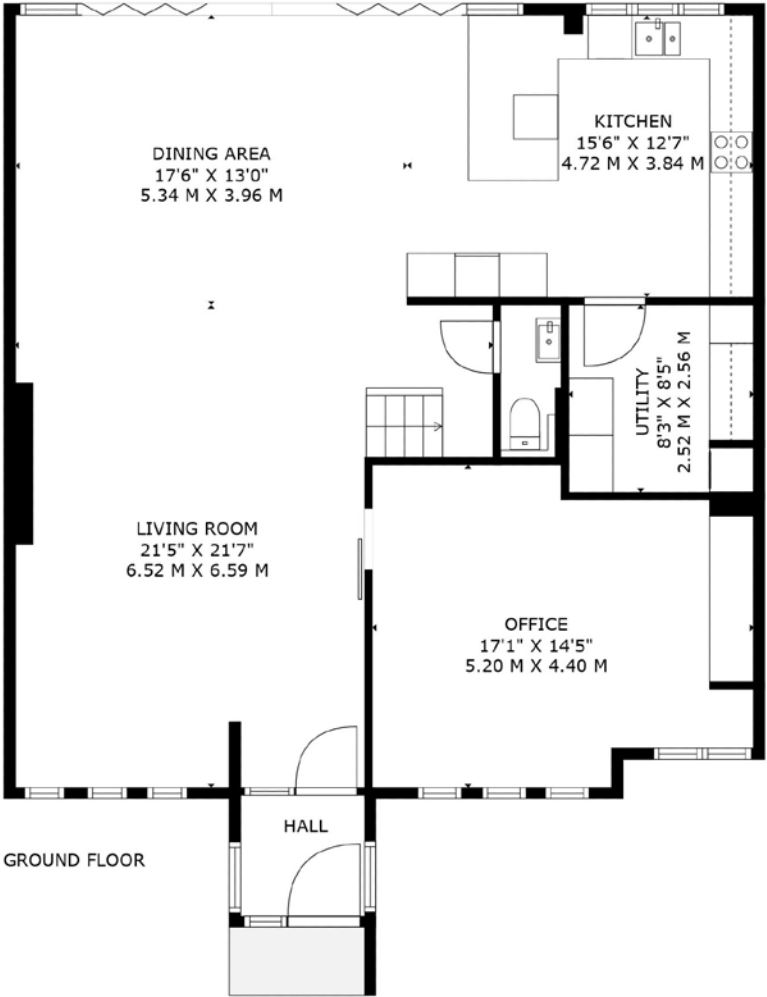
BULLET POINTS:

- Prime Location
- Chain Free
- Four Spacious Bedrooms
- Control 4 Smart Home
- Contemporary Living
- Double Garage
- All Bedrooms Ensuite
- Ample Parking
- Freehold | Council Tax Band: G | EPC: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



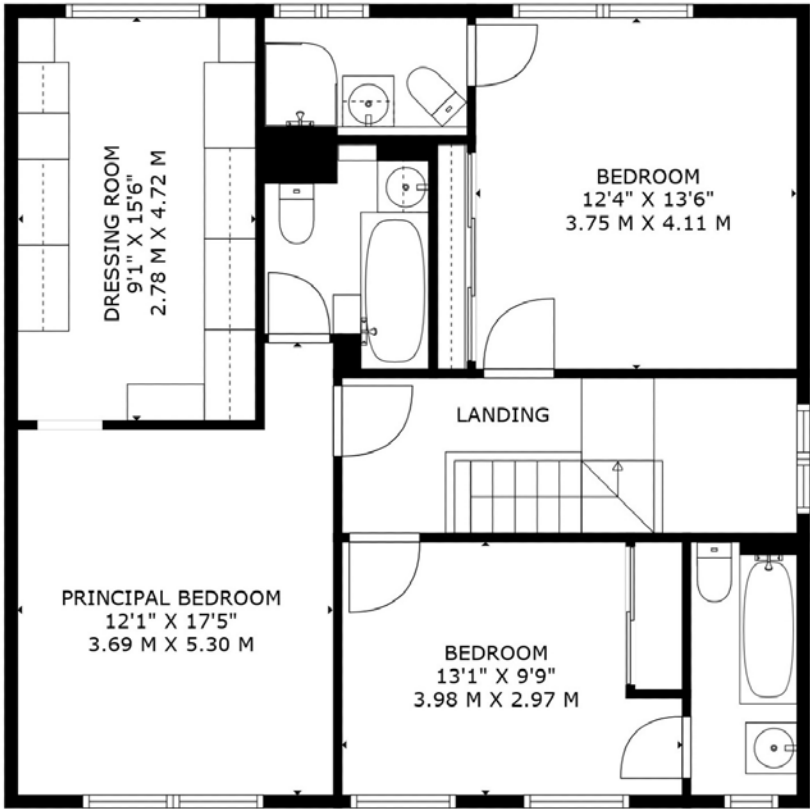
GROSS INTERNAL AREA: 2077 sq ft, 193 m2
GARAGE: 344 sq ft, 32 m2

OVERALL TOTALS: 2421 sq ft, 225 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



FIRST FLOOR



FIRST FLOOR

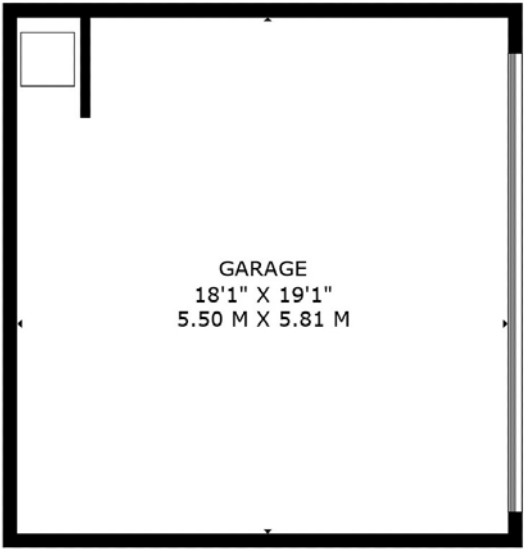
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GARAGE



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