



1 RUSHFIELD, POTTERS BAR EN6 3HN

Asking Price £950,000 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS

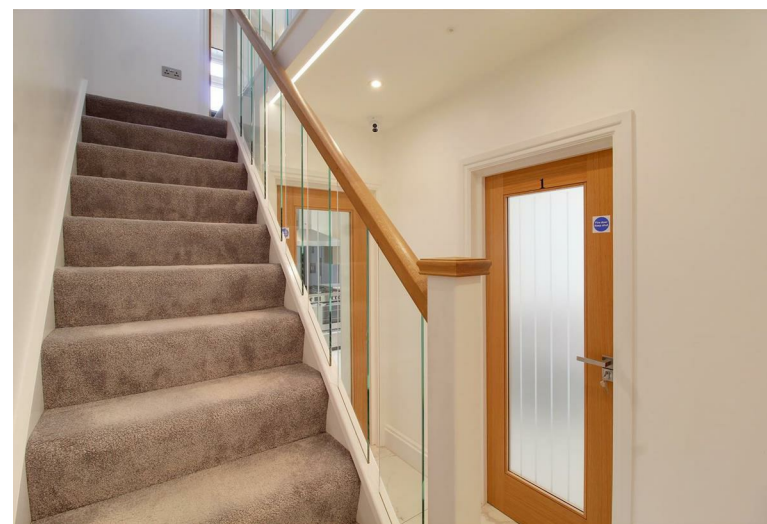


Property Overview

A truly stunning five bedroom, four bathroom luxury family house virtual new build (one year ago) arranged over three floors and situated in this highly sought after residential area close to Dame Alice Owen's school.

The property has been finished to an exacting degree with architecturally designed lighting, high end luxury kitchen with integrated appliances along with fully tiled bespoke fitted bathrooms and underfloor heating to the ground floor.

Accommodation comprises entrance hall with cloak/shower room, double reception with vaulted ceiling and bi folding doors to garden, luxury kitchen/dining room (also with bi folding doors, media room, utility and plant room). The first floor offers three bedrooms with bespoke fitted wardrobes served by the family bathroom. The second floor offers two double bedrooms also with fitted wardrobes along with two en suites. Off road parking for five vehicles and landscaped rear garden with raised patio ideal for entertaining.





Property Features

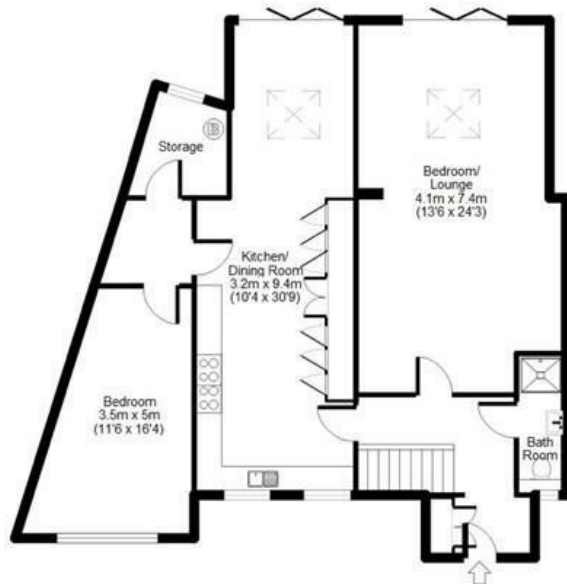
- Dame Alice Owen's School Close by.
- Family Room: 24'3 x 13'6
- Luxury Kitchen/Diner: 30'9 x 10'4
- Media Room: 16'4 x 11'6
- Chain Free
- Virtual New Build
- Five Bedooms
- Four Bathrooms
- Three Storey
- Landscaped Gardens

Agents Notes

Additional features include: LED strip ambient lighting, electrics for air conditioning, fully rewired, fully re plumbed, boiler with mega flow tank, all bedrooms with bespoke fitted furniture, CCTV cameras external/internal Wired ring door bell and floodlight cameras, integrated full height fridge and freezer, dish washer, filtered water to fridge, 30mm Quartz worktops in utility and all bathrooms and car charging electric point first fix.

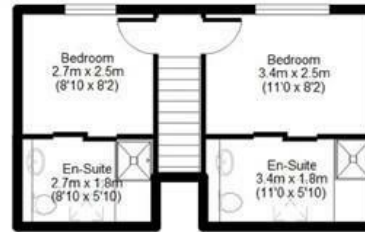
Rushfield, Potters Bar, EN6

APPROX GROSS INTERNAL FLOOR AREA: 1729 sq. ft / 161 sq. m



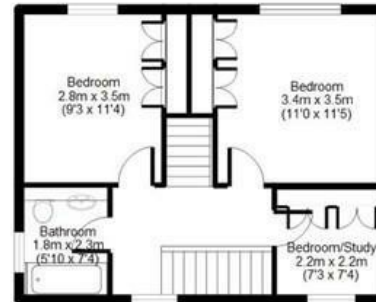
Ground Floor

APPROX AREA: 971 sq. ft / 91 sq. m



Second Floor

APPROX AREA: 315 sq. ft / 29 sq. m



First Floor

APPROX AREA: 443 sq. ft / 41 sq. m



Contact us

Bradmore Green Office, 35 Bradmore Green, Brookmans Park, Herts, AL9 7QR

01707 649779

www.andrewward.co.uk

Our Offices

BARNET

175 High Street, Barnet EN5 5SU

Tel: 020 8441 6000

Email: barnet@andrewward.co.uk

BROOKMANS PARK

35 Bradmore Green, Brookmans Park AL9 7QR

Tel: 01707 649779

Email: brookmanspark@andrewward.co.uk

POTTERS BAR

149 High Street, Potters Bar EN6 5BB

Tel: 01707 657181

Email: pottersbar@andrewward.co.uk

Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

ANDREW WARD EST. 1988
ESTATE AGENTS