

## Fenton Close, Potters Bar – EN6 5EY

£820,000 Freehold

SEMI DETACHED HOUSE • FOUR BEDROOMS • TWO BATHROOMS & DOWNSTAIRS W/C • MODERN KITCHEN/FAMILY ROOM • SEPARATE SITTING ROOM • TWO GARDEN OFFICES WITH A/C • GATED DEVELOPMENT WITH PRIVATE ROAD • CHAIN FREE • FREEHOLD • EPC RATING – B

**KINGS**  
SALES LETTINGS MANAGEMENT



Located within a secure gated development on a private road, this four-bedroom semi-detached house enjoys a prime position close to convenient transport links, and an array of shopping and dining amenities in the surrounding area. Built just four years ago, the property is presented in immaculate condition and offers a contemporary lifestyle with high-quality finishes throughout. Upon entering, you are greeted by a welcoming entrance hall with stylish tiled flooring and underfloor heating that extends throughout the entire ground floor and bathrooms, ensuring year-round comfort. The heart of the home is a spacious modern kitchen and family room, fitted with sleek cabinetry, and integrated appliances, providing an ideal space for both every-day living and entertaining. A separate sitting room offers a tranquil retreat, perfect for relaxation or family gatherings. Upstairs, the large master suite boasts generous proportions and benefits from a luxurious en-suite shower room with premium fixtures and fittings and underfloor heating. Three further well-proportioned bedrooms provide ample space for family or guests, served by a contemporary family bathroom featuring a bath and separate walk-in shower.

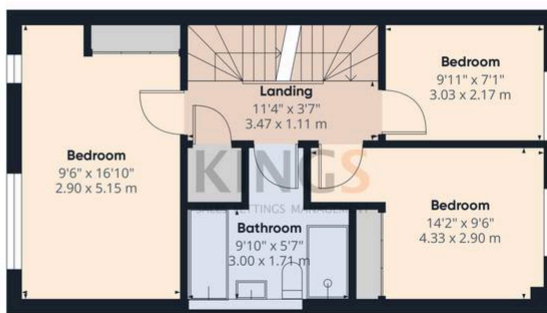


The property also features a driveway with space for two cars, as well as additional visitor parking within the development. Offered to the market chain free, this freehold home presents a rare opportunity to acquire a modern, energy-efficient property (EPC rating B) and 6 years remaining on the NHBC warranty in a sought-after, secure setting, with the potential to personalise further to suit your lifestyle.

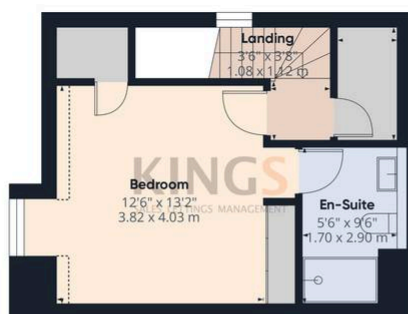




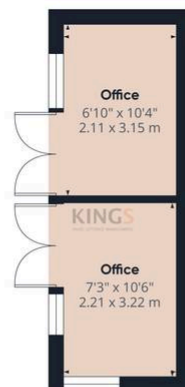
Ground Floor Building 1



First Floor Building 1



Second Floor Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1449 ft<sup>2</sup>  
134.4 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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