



ASKING PRICE

£2,595,000

Carbone Hill

Potters Bar, EN6 4PN

PROPERTY SUMMARY

We are delighted to offer this fantastic and beautifully appointed double fronted detached family residence which is entered via electric gates with off street parking for approx 8 cars and set in wonderful grounds of approximately half an acre and having a double garage.

This superb home measures approximately 6,000 sq ft of accommodation with five bedrooms, four en suite bathrooms and also benefitting from an exquisite indoor heated swimming pool, Gym, family changing rooms. The Ground floor flows beautifully and is ideal for entertaining on a grand scale. To complete the ground floor accommodation it further comprises of a drawing room, Tv Room, dining Room / Snooker Room a further dining room / Bar, Kitchen Breakfast Room, Utility Room and a self-contained annexe which has its own separate access, open plan living bedroom area an en suite shower room and Kitchenette. To the first floor we have the principle bedroom benefitting from an en suite bathroom, fitted wardrobes and further benefitting from an air-conditioned unit for those hot summer months, and having recently converted bedroom 6 into a walk in Dressing room then we have a further 3 bedrooms two of which benefitting from en suites and a further family bathroom. Quietly situated in this popular village of Northaw which is designated a conservation area excellent access to London with good road and rail connections, the West End can be reached within approximately 45 mins by car, trains to Kings Cross within 25 minutes from the local station. The area offers very good selection of state, private and community schools which include Queenwood girls school and Haileybury college, Hertfordshire university is based in Hatfield which is a short distance away, many golf courses to be found in the area and lastly a 2/3 minute walk to the Great Wood and Homewood. Chain Free Sale

Agents Note: Please note the seller is the director of Castles Estate Agents Ltd





For a guide to the area
please scan this code for
more information

Approximate Gross Internal Area
506.51 sq m/5446.54 sq ft
(Excludes Garage/Summer House/Loft Space)
Summer House Area 8.60 sq m / 92.56 sq ft
Loft Space Area 12.53 sq m / 134.87 sq ft
Garage Area 31.20 sq m / 335.84 sq ft

Total 558.84 sq m / 6004'5 sq ft

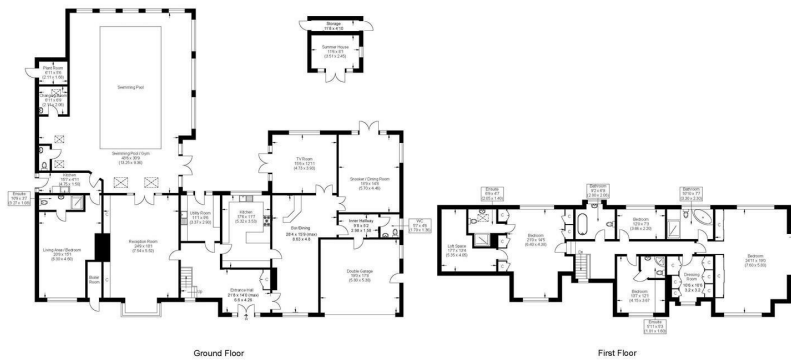
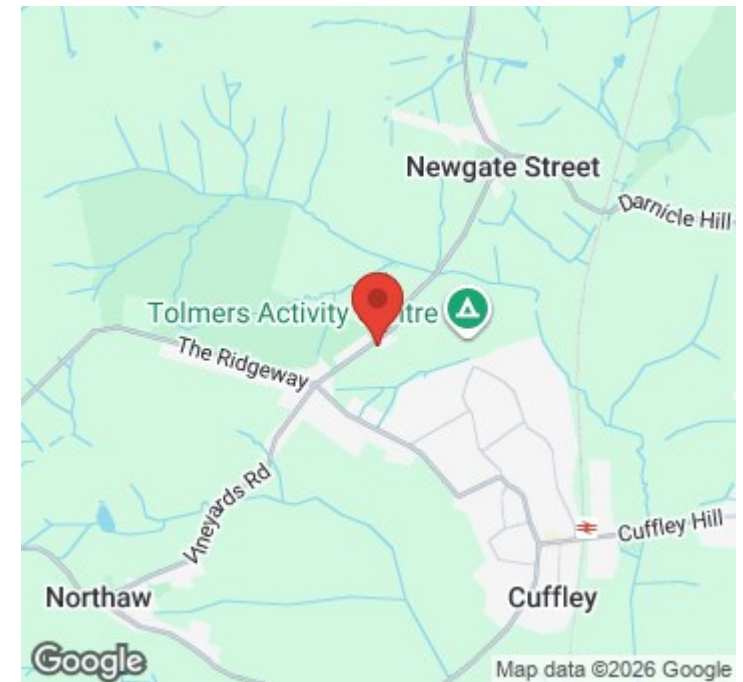


Illustration for identification purposes only, measurements are approximate, not to scale.



House - Detached

Freehold

Council:

Council Tax Band:

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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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OFFICE DETAILS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	