



## The Avenue, Potters Bar, Hertfordshire, EN6 1EG

**£1,100,000**

- **PREMIER ROAD IN POTTERS BAR**
- **FOUR BEDROOMS**
- **0.4 MILES TO POTTERS BAR MAINLINE STATION.**
- **STEEL CALCULATIONS**
- **SOUGHT AFTER LOCATION**
- **PLANNING FOR WRAP AROUND EXTENSION**
- **PLANNING FOR OUTBUILDING**

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## £1,100,000 Freehold

CHAIN FREE

Situated on one of Potters Bar's most premier roads is this attractive Four Double Bedroom semi-detached family Home. The property sits on a wide plot and has the added benefit of planning permission for a wrap-around extension. The home currently consists of a dual aspect lounge, separate dining room, kitchen to the rear and downstairs toilet. The first-floor benefits from four bedrooms and a family bathroom.

The home is elevated from the roadside and has off street parking, large double garage to the rear and a 120ft rear garden.

The property has the benefit of planning permission with all Structural steel calculations, plus planning for large outhouse at the rear of the garden.

Viewing advised



Total area: approx. 146.9 sq. metres (1581.1 sq. feet)

