



CHURCH ROAD

EN6 1EY



Freehold

£1,100,000

Accommodation

Newly refurbished and thoughtfully reconfigured, this spacious and versatile family home offers over 1,800 sq ft of well-balanced accommodation across two floors, set within a highly regarded residential road in Potters Bar.

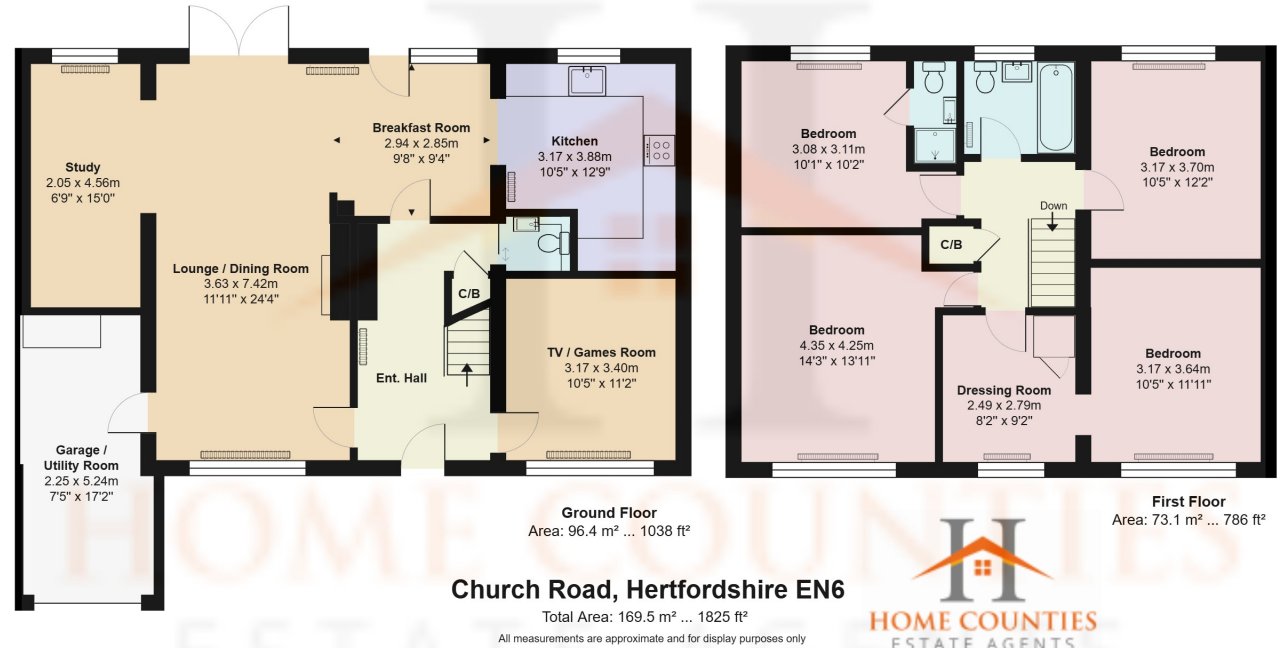
The ground floor is designed for both everyday living and entertaining. A generous lounge/dining room stretches the depth of the house, providing an impressive main reception space with excellent natural light and flexibility for formal dining and relaxed seating. To the front, a separate study offers an ideal work-from-home environment, while to the rear a breakfast room, with a central island, connects seamlessly to a well-proportioned, modern kitchen, creating a practical and sociable hub of the home. The high spec kitchen has a large larder, integrated appliances and two ovens. A further TV / games room provides valuable additional living space, perfect as a family room, playroom or snug.

The ground floor is completed by a convenient cloakroom, welcoming entrance hall, and access to the garage/utility room, offering excellent storage and practicality. Upstairs, the property continues to impress with four spacious double bedrooms. The principal bedroom benefits from an adjoining dressing room, creating a private suite feel. An additional room has a modern en-suite bathroom. Three bedrooms are served by a contemporary family bathroom, with a central landing and additional storage cupboard ensuring the layout remains both functional and spacious. A new boiler and radiators have been recently installed.

CHURCH ROAD, POTTERS BAR, HERTFORDSHIRE. EN6 1EY



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.