



Church Road, Potters Bar, Hertfordshire, EN6 1EY

£1,100,000

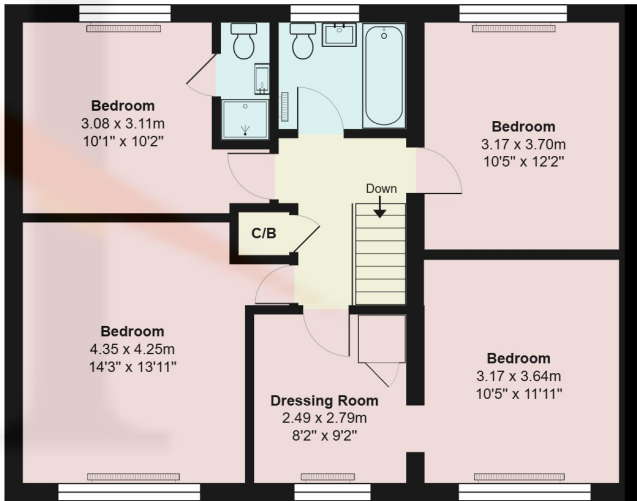
- DETACHED FAMILY HOME
- NEWLY REFURBISHED
- NEW BOILER AND RADIATORS
- DOWNSTAIRS TOILET
- OFF STREET PARKING
- FOUR DOUBLE BEDROOMS
- EN-SUITE
- TV GAMES ROOM
- CONTEMPORARY FAMILY BATHROOM

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£1,100,000 Freehold

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.



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Total Area: 169.5 m² ... 1825 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

