



**Church Road, Potters Bar, Hertfordshire, EN6 1EY**

**£1,100,000**

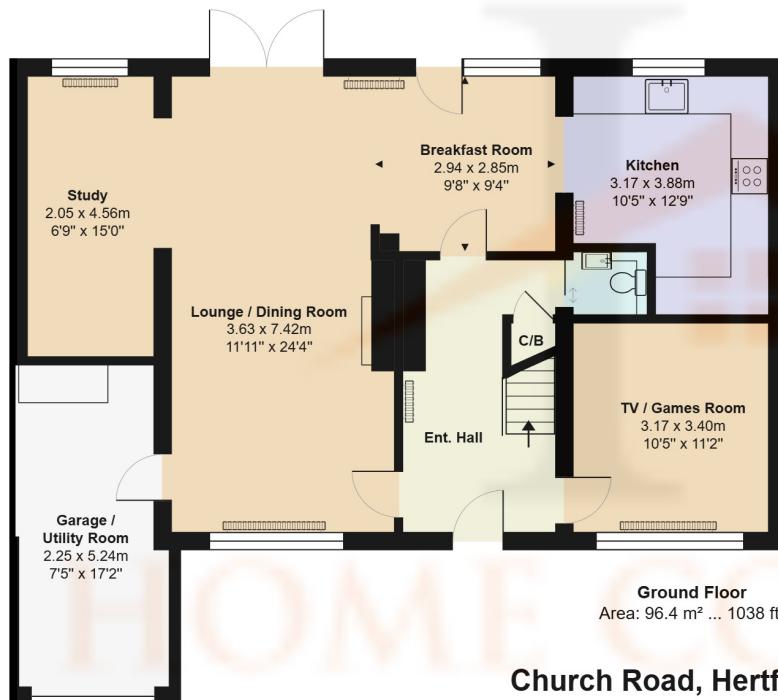
- DETACHED FAMILY HOME
- NEWLY REFURBISHED
- NEW BOILER AND RADIATORS
- DOWNSTAIRS TOILET
- OFF STREET PARKING
- FOUR DOUBLE BEDROOMS
- EN-SUITE
- TV GAMES ROOM
- CONTEMPORARY FAMILY BATHROOM

# Church Road, Potters Bar, Hertfordshire, EN6 1EY

## £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.



Ground Floor  
Area: 96.4 m<sup>2</sup> ... 1038 ft<sup>2</sup>



First Floor  
Area: 73.1 m<sup>2</sup> ... 786 ft<sup>2</sup>

### Church Road, Hertfordshire EN6

Total Area: 169.5 m<sup>2</sup> ... 1825 ft<sup>2</sup>

All measurements are approximate and for display purposes only



### Energy Efficiency Rating

