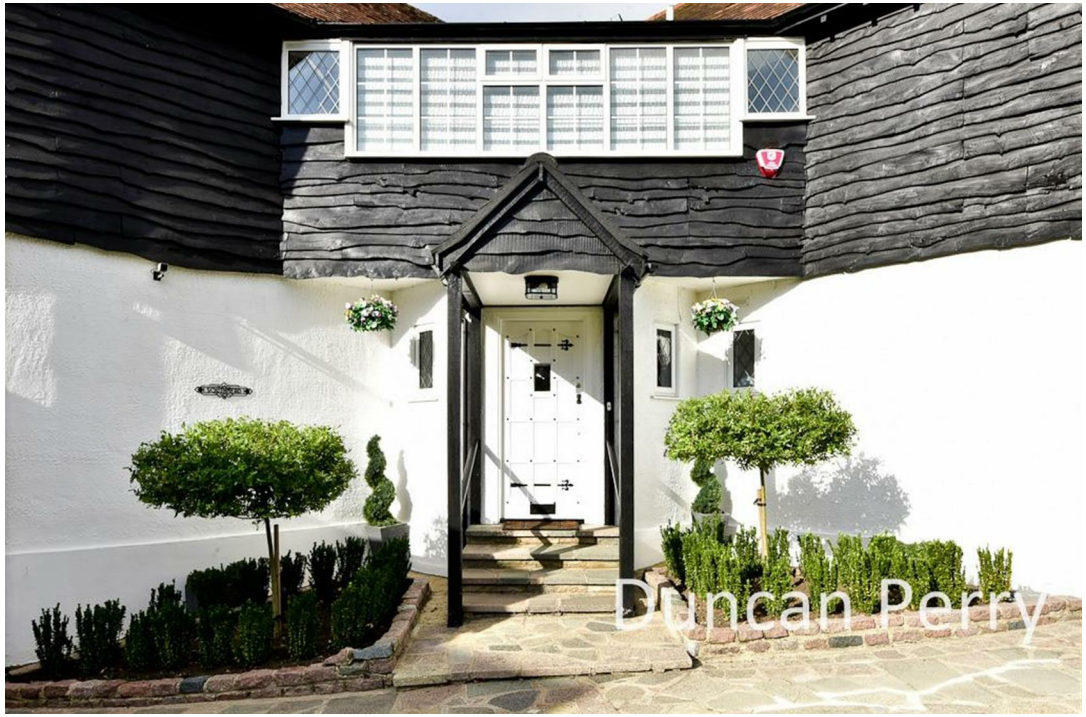


Southmead, 44 The Avenue, Potters Bar, Herts, EN6 1ED
£1,500,000

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This beautiful “Arts & Crafts” 4 bedroom detached property, retaining some original features. This sought after, Architectural designed "Wing house" occupies a 1/3 acre plot and is situated in Potters Bar's premier tree-lined Avenue. Built c. 1930 this imposing property has been lovingly restored by its current owners whilst retaining its original warmth and charm. On the ground floor are sitting room, dining room, kitchen, utility, and cloakroom.

On the first floor are 4 double bedrooms one of which has a large en-suite bathroom plus a separate family bathroom and a shower room. Externally to the rear there is a superb south facing rear garden and to the front 2 separate driveways, a detached annexe and double length garage. This property has huge potential to extend in every direction STPP. Viewings can be arranged by prior appointment.



- "ARTS AND CRAFTS" FOUR BEDROOM DETACHED HOUSE
- OCCUPYING 1/3 OF AN ACRE PLOT
- SITUATED IN POTTERS BAR'S MOST HIGHLY REGARDED LOCATION IN A CONSERVATION AREA
- WALKING DISTANCE TO SHOPS, STATION AND LOCAL AMENITIES
- SEPARATE SITTING ROOM
- DINING ROOM
- UTILITY AND CLOAKROOM
- SUPERB SOUTH FACING GARDEN
- DETACHED ANNEXE AND DOUBLE LENGTH GARAGE
- TENURE - FREEHOLD. COUNCIL TAX BAND G - HERTSMERE COUNCIL



Wooden front door with central glazed panel. Opens into

HALLWAY

Coving to ceiling. Two original feature double glazed leaded light windows to front and side. Single radiator. Wooden flooring. Stairs rising to first floor. Further single radiator.

CLOAKROOM

Continuation of flooring from hallway. Top flush W.C. Wall hung wash hand basin with singular taps. Tiled walls. Single radiator. Obscure glass window to side.

DINING ROOM

Coving to ceiling. Parquet flooring. Two separate radiators. Double glazed bay window to side. Circular porthole window to rear. Double glazed patio doors lead out onto the large terrace.

SITTING ROOM

Continuation of wooden flooring from hallway. Single radiator and two further radiators which flank a feature fireplace with brick surround and tiled hearth and inset gas fire with remote control. Coving to ceiling. Wall lights. Large double glazed picture window to rear. Two smaller leaded light windows to side. Double glazed patio style doors lead onto the large terrace.

KITCHEN

Continuation of flooring from hallway. Fitted with range of white gloss wall, drawer and base units with quartz working surfaces above. Tiled splashbacks and undercounter lighting. Integrated NEFF double oven. NEFF hob with concealed extractor above. Recessed stainless steel Blanco sink with mixer tap. Space for dishwasher and undercounter integrated fridge. Spotlights to ceiling. Single radiator. New Worcester boiler concealed within one of the base units. Double glazed bay fronted window to front.







UTILITY ROOM
Continuation of wooden flooring from hallway. Fitted with white wall units with white working surface and space for washing machine and tumble dryer below. Space for wine cooler. Tiled walls. Door leading through to side of property.

FIRST FLOOR LANDING
Return gallery feature overlooking downstairs. Coving to ceiling. Radiator. Access to huge loft with development potential STPP. Storage cupboard. Airing cupboard with rack shelving and hot water cylinder. Leaded light window to front.

SHOWER ROOM
Power shower with glazed shower cubicle with wall mounted controls. Tiled walls. Tiled floor. Single radiator. Double glazed window to side.

BEDROOM ONE
Triple aspect with fitted wardrobes in white. Coving to ceiling. Leaded light window to front. Access through to

EN-SUITE BATHROOM
Features bath with mixer tap and handheld shower attachment. Pedestal marble basin with singular taps. New close coupled W.C. Single radiator. Tiled walls. Tiled floor. Fitted mirror cabinet above sink with touch light and shaver point. spotlight above. Double glazed obscure glass windows to front.

BEDROOM TWO
Fitted wardrobes in cream. Coving to ceiling. Single radiator. Double glazed window to rear.

BEDROOM THREE
Coving to ceiling. Single radiator. Double glazed window to rear.

BEDROOM FOUR
Fitted wardrobes in white with cupboards above and fitted corner shelves. Single radiator. Wood panelled ceiling. Double glazed window to front.








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The Avenue, Hertfordshire EN6

Total Area: 206.3 m² ... 2220 ft²

All measurements are approximate and for display purposes only

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FAMILY BATHROOM

Fitted with white suite comprising extra long enamel bath with mixer taps and handheld shower attachment. Waterfall power shower above with wall mounted controls. Glazed shower screen. Top flush W.C. Pedestal basin with singular taps. Spotlights to ceiling. Tiled walls. Tiled floor. Extra large heated towel rail. Obscure glass double glazed window to side.

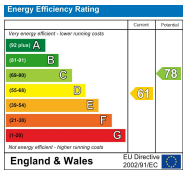
REAR GARDEN

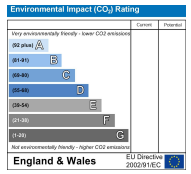
125' (38.10m)

This gorgeous, large, open garden can be accessed from both the Dining Room and the Sitting Room which lead out onto the open terrace which is flanked by a well stocked rockery. The terrace steps down on both sides to the garden. This beautiful garden feels open, yet private, and is laid to lawn with hedges and trees and some planting. Security lighting. There is gated access onto open space at the end of the garden. There is a large separate paved area at the side of the property with a new shed.









FRONT OF PROPERTY

Two long driveways with parking options to either side and a large lawned and planted area in between. The rear garden can be accessed from both sides of the property. Security lighting around the property. External power point. External tap. The front garden has two feature flower beds planted with euonymus hedging, each with a central white flowering sailix tree. Steps up to the front door original porchway with courtesy lighting.

THE ANNEXE

Alongside the main house lies an exceptional, luxury detached c.300sq ft open-plan Annexe/Garden studio, seamlessly blending indoor comfort with outdoor living. Fully insulated and equipped with full power, heating, lighting, and double doors that open out onto the beautifully landscaped garden, this tasteful space is currently configured as a home gym and office plus living area for relaxing. It offers endless possibilities as a quiet, professional home office or a creative art studio. The versatile space provides the ultimate work-life balance and could be a games room, home cinema, or even the ultimate garden bar for summer entertaining.







GARAGE

On the other side of the property there is a brick built double garage with an automated up and over door, lighting, power points, and water tap with access into the house and the rear garden. There is also a dedicated bicycle store off the garage.

N.B.

Outline planning permission has been applied for to build a garden room at the bottom of the garden , measuring approx. 300sq ft.

All areas are security alarmed.

ADAPTATIONS, RIGHTS & RESTRICTIONS

Any alterations or extensions considered to the property would be STPP with the Purchaser making their own enquiries.

Tenure - Freehold. Council tax band G - Hertsmere Council.

Property Information

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.


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