





Parkfield View

A chain free, recently decorated executive style 4 bedroom detached family home, one of only 9 in this particularly pleasant cul-de-sac, within access of Potters Bar's many amenities.

Entering, there is a spacious hall with downstairs w.c. and cloak cupboard. The large lounge is located at the front of the property whilst the kitchen/diner spans across the back, there are many cupboards and granite work surfaces. The separate utility room is directly off the kitchen which has an access door to the side.

A large first floor landing leads to the 4 bedrooms and family bathroom. The master bedroom is fitted with wardrobes and a dressing table and features an en-suite. Bedrooms 2 and 3 also boast wardrobes.

To the front of the property is a block paved driveway leading to the garage. The rear garden has a paved terrace, ideal for outdoor entertaining with the rest laid to lawn and there are tree and shrub borders, there is direct access into Parkfield open space from here.

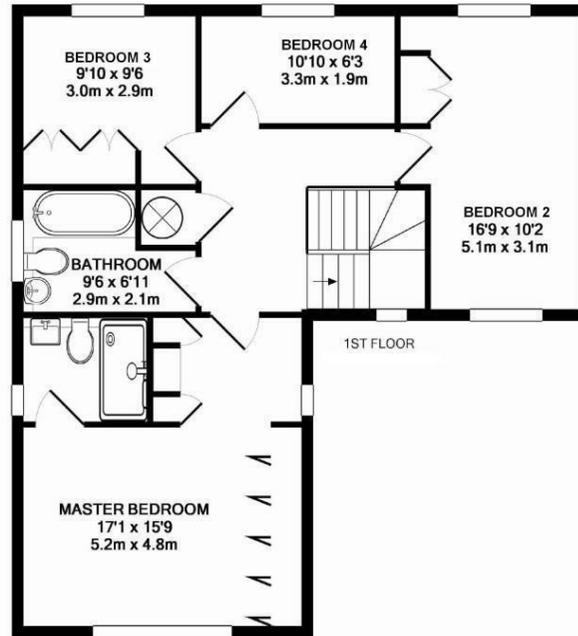
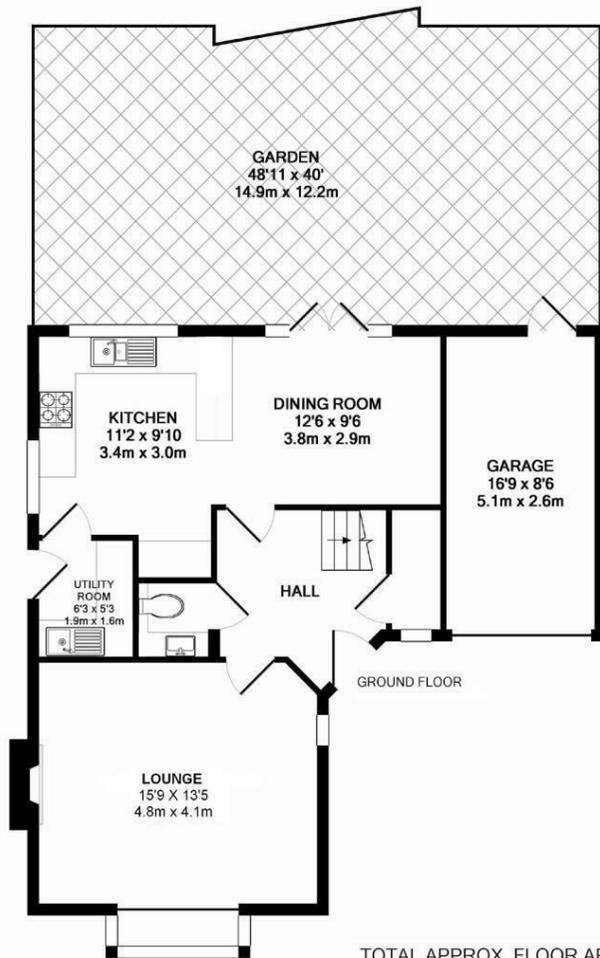


The house is ideally located within reach of to the town's many shopping and leisure facilities. Potters Bar Railway Station is approx. 10 minutes' walking distance and provides a fast service into London's Kings Cross and Moorgate. Road travel is easy, with junction 24 of the M25 just 2 miles away, allowing for quick and easy access to London and the rest of the Southeast. Potters Bar has several excellent nurseries, primaries, and secondary schools.

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Tenure: Freehold
Council Tax Band: G
Local Authority: Hertsmere Borough Council





TOTAL APPROX. FLOOR AREA 1538 SQ.FT. (142.9 SQ.M.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #c6e0b4; border: 1px solid black; margin-right: 5px;"></div> 71 </div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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