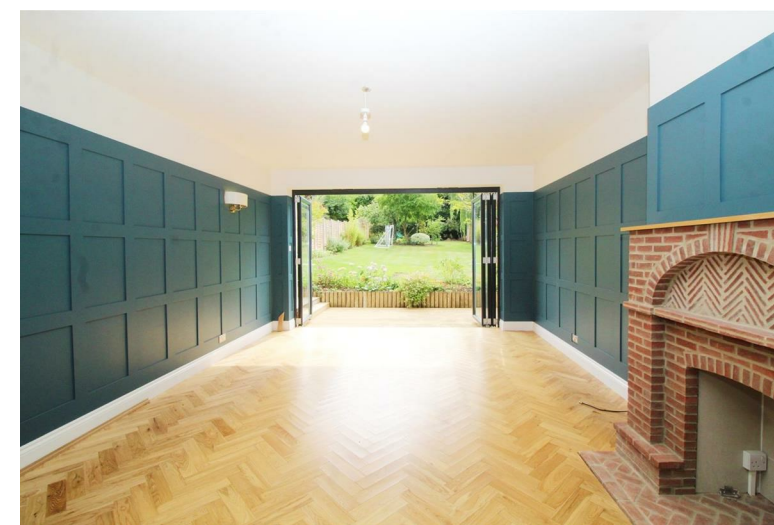




38 MOUNT GRACE ROAD, POTTERS BAR EN6 1RD

Guide Price £1,400,000 | Freehold

ANDREW WARD^{EST. 1988}
ESTATE AGENTS



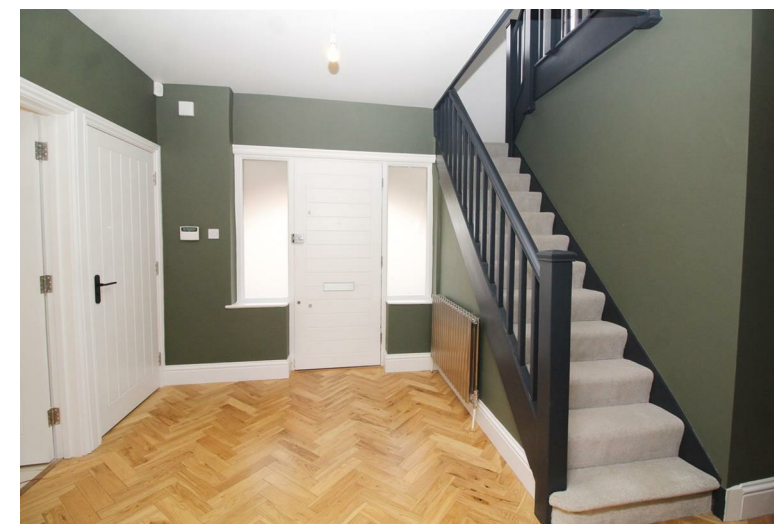
Property Overview

Standing on a wide 50ft frontage and featuring a stunning 150ft south facing rear garden, this beautifully presented five bedroom detached period family home was built circa 1922 in the "Arts and Crafts" style and is situated in a highly sought after location close to Potters Bar town centre and mainline station.

The property has been extended and sympathetically updated and now provides spacious accommodation over three floors approaching 3000 sq ft. Features include a welcoming entrance hall, a living room, a 28ft luxury bespoke Leicht fitted kitchen/diner with Quooker tap, Miele fridge freezer, Siemens appliances and the ovens are hidden behind a retractable door. There is also a family/games room, utility room and two guest cloakrooms.

To the first floor, there are four bedrooms and three bathrooms (two en-suite) and on the second floor an additional bedroom with en-suite shower room and a really useful walk-in boarded eaves storage room.

Externally, the front garden has been landscaped, there is off street parking and the attached garage has recently been built. The south facing rear garden features a weeping willow, various fruit trees such as greengage, mirabelle, pear, crabapple and grape vine.





Property Features

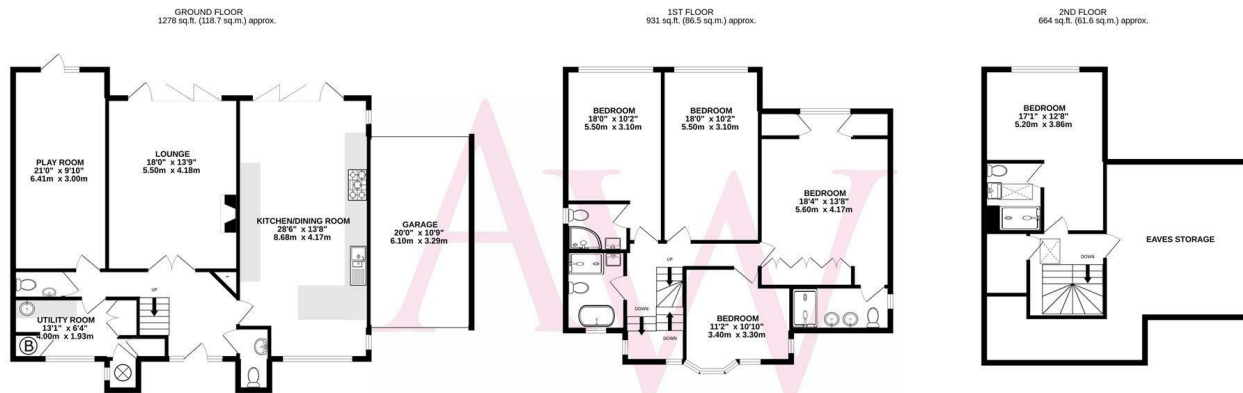
- LIVING ROOM: 18'0 x 13'9
- KITCHEN/DINER: 28'6 x 13'8
- FAMILY ROOM: 21'0 x 9'10
- UTILITY ROOM: 13'1 x 6'4
- OFF STREET PARKING
- FIVE BEDROOMS
- FOUR BATHROOMS (3 EN-SUITE)
- TWO GUEST CLOAKROOMS
- GARAGE: 20'0 x 10'9
- REAR GARDEN: 150FT x 50FT

Agents Notes

The property also benefits from parquet wood flooring to the entrance hall and reception rooms, there are front 12mm leaded windows, the living room and kitchen/diner have bi-fold doors to the garden which have internal fitted blinds, the utility room houses the gas boiler and water softener, there are Neatsmith fitted wardrobes to the main first floor bedroom and there is also a feature turning staircase.

COUNCIL TAX BAND: G

EPC RATING: D



TOTAL FLOOR AREA : 2872 sq.ft. (266.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2022



Contact us

149 High Street, Potters Bar, Herts, EN6 5BB
 01707 657181 | pottersbar@andrewward.co.uk

www.andrewward.co.uk

Our Offices

BARNET
 175 High Street, Barnet EN5 5SU
 Tel: 020 8441 6000
 Email: barnet@andrewward.co.uk

BROOKMANS PARK
 35 Bradmore Green, Brookmans Park AL9 7QR
 Tel: 01707 649779
 Email: brookmanspark@andrewward.co.uk

POTTERS BAR
 149 High Street, Potters Bar EN6 5BB
 Tel: 01707 657181
 Email: pottersbar@andrewward.co.uk

Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

ANDREW WARD EST. 1988
 ESTATE AGENTS