



Manor Road  
Potters Bar EN6 1DQ



# Manor Road, Potters Bar

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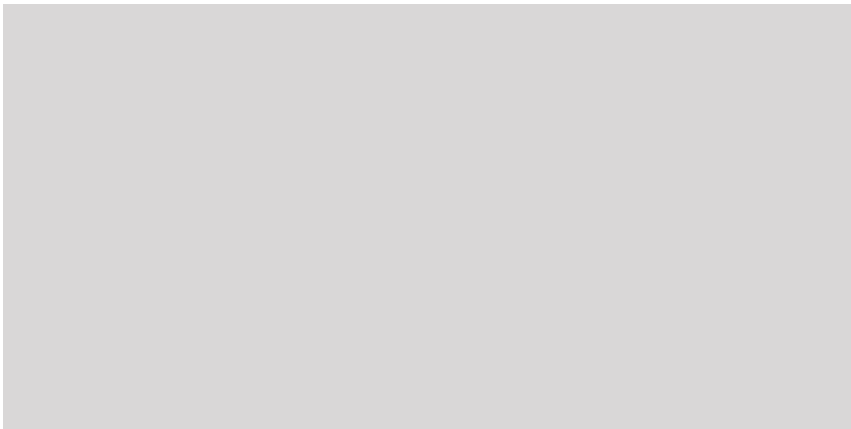
This substantial seven double bedroom detached residence offers circa 5020 sq ft of modern living accommodation arranged over three floors.







The ground floor comprises wonderfully spacious and welcoming reception hallway, large reception room, wonderful super room incorporating modern kitchen and family room, prep. kitchen/utility and guest cloakroom. The first floor has four air-conditioned double bedrooms two of which enjoy en-suite facilities and a family bathroom. The second floor has three air-conditioned double bedrooms two of which have en suites.

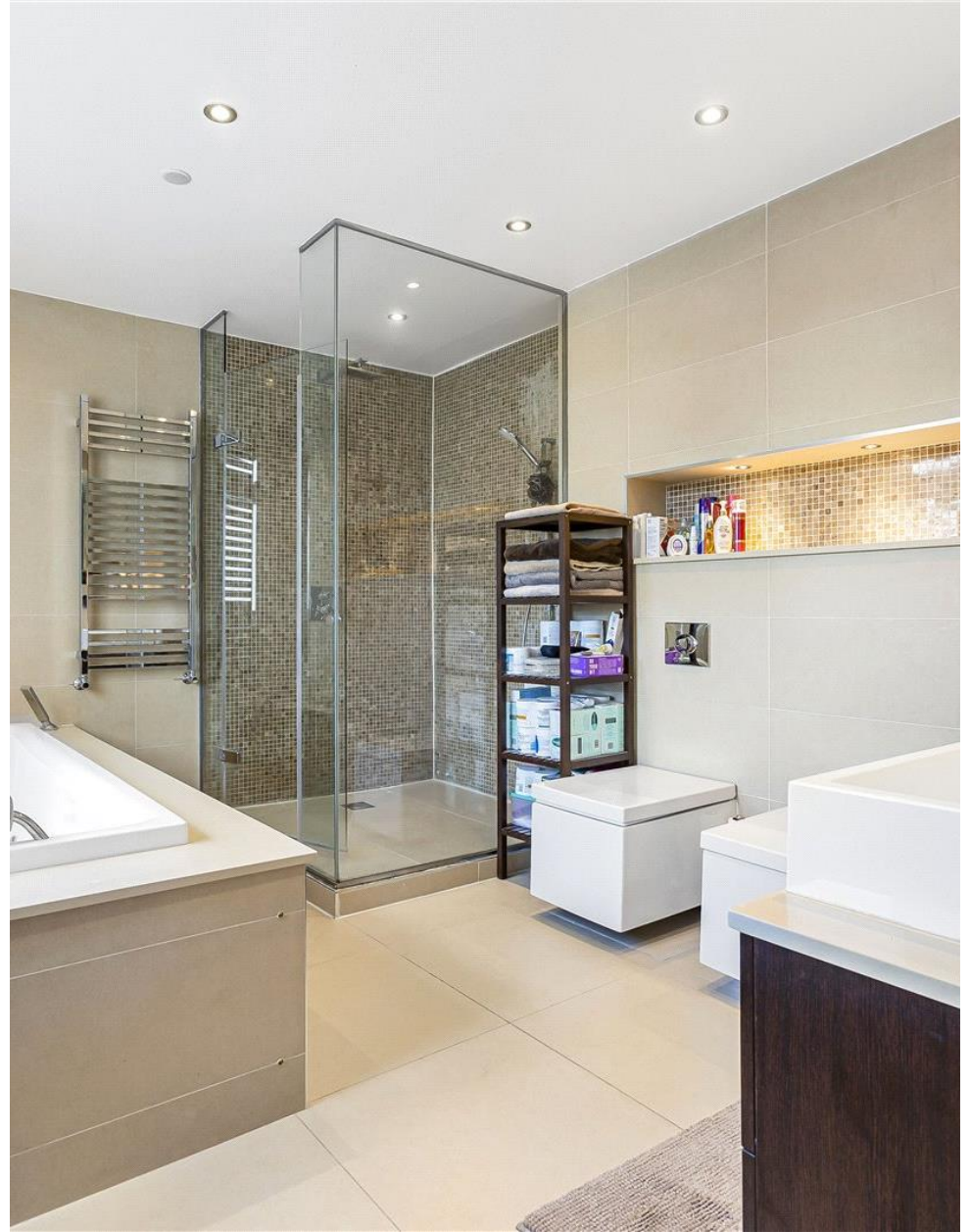


















The rear garden is approx 110' in length and has a lovely paved seating area to the immediate rear with the remainder laid mainly to lawn, with central water fountain... At the bottom of the garden is a fabulous covered BBQ area providing amazing entertaining space with a pizza oven and also ample outdoor storage space. The frontage provides off street parking for several cars and allows access to the integral garage.





Approximate Gross Internal Area 5020 sq ft – 466 sq m  
 Ground Floor Area 1840 sq ft – 171 sq m  
 First Floor Area 1332 sq ft – 124 sq m  
 Second Floor Area 1111 sq ft – 103 sq m  
 Outbuilding Area 737 sq ft – 68 sq m

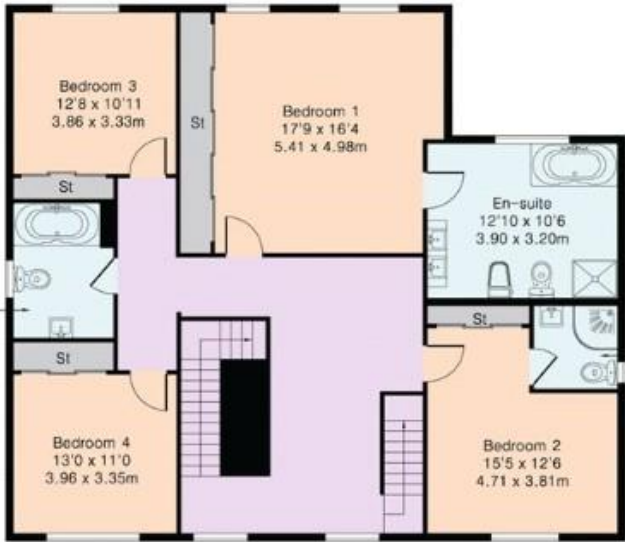
Local Authority:  
 Hertsmere Borough Council  
 Council Tax Band: H  
 FREEHOLD



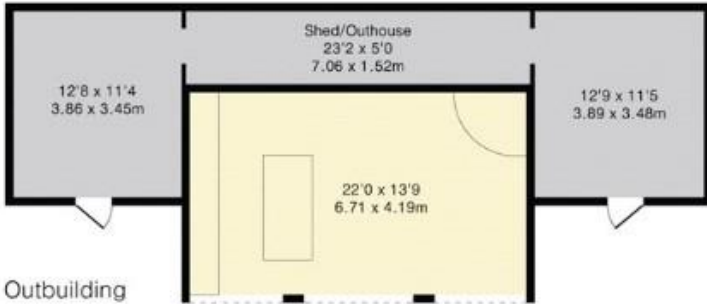
Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	81	84
(69-80)	C		
(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	

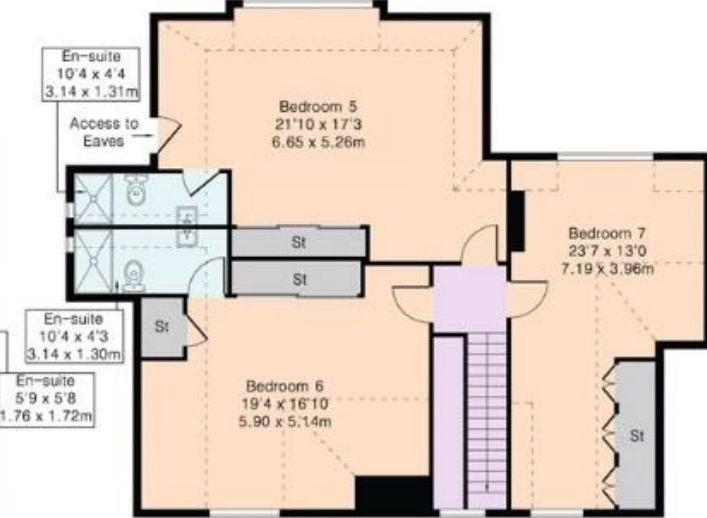
Bathroom  
 9'2 x 6'9  
 2.80 x 2.05m



First Floor



Outbuilding



Second Floor

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings, or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.



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