

Mount Grace Road
Potters Bar



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A contemporary four-bedroom detached family home with luxury styling and picturesque south-facing garden, set in a highly desirable residential position within moments of Potters Bar town centre and transport connections

16 Mount Grace Road is an impressive and stylishly appointed detached family home that offers in excess of 2,400 sq ft of bright, well-proportioned accommodation arranged over two floors.

The heart of the home is the L-shaped, open-plan kitchen, dining area and family area, which connects to the garden via bi-fold doors, welcoming plenty of natural light to the space. The kitchen has sleek, minimalist units to base and wall level, as well as integrated appliances, including triple ovens and a gas hob with an extractor overhead, while the living and entertaining area has space for both a large family dining table and a seating area. Further ground-floor living space includes the private study and the 26ft reception, which also has bi-folds opening to the rear garden, a guest cloakroom and a utility room.

A turned staircase leads to the first-floor landing, there are four immaculate double bedrooms, each benefitting from a south-facing aspect overlooking the rear garden. Three of the bedrooms feature built-in wardrobes, while the principal bedroom has a dressing room and an en suite shower room with a walk-in shower. One further bedroom is en suite, while the first floor also provides access to the family bathroom with its freestanding bathtub and separate shower.



Outside, there is a paved driveway at the front, which provides plenty of parking space and access to the integrated garage, which is currently used as a high-spec home gym. The sunny garden at the rear includes a terrace across the back of the house, a lawn and towards the end of the plot, ornamental Japanese-style garden with pergolas, paved pathways, decking, a pond and various shrubs and trees. There is also a safari-style summer house, two sheds and a garden office.

Location

The property is located in Potters Bar, moments from the High Street and within easy reach of the town's mainline station. There are plenty of everyday amenities, including cafes and restaurants, supermarkets and an excellent selection of shops in Potters Bar, while there are further amenities available in nearby Hatfield to the north, and Barnet to the south. The M25 is just three miles away, while Potters Bar station offers services to London Kings Cross in 18 minutes. For leisure, there is golf available at Potters Bar Golf Club, while there is a good choice of schooling in the area, including the renowned Dame Alice Owen's School.

Postcode region: EN6

General

Local Authority: Hertsmere Borough Council
Services: Mains electricity, gas, water & drainage
Council Tax: Band G
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,428 sq ft (226 sq m)

3 reception rooms

4 bedrooms

3 bathrooms

Garage

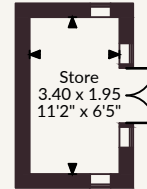
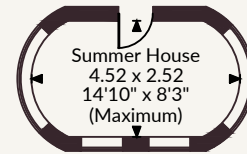
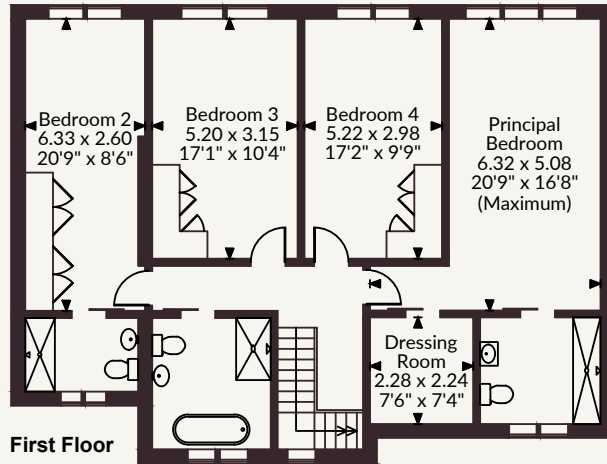
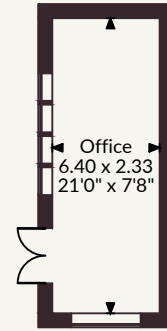
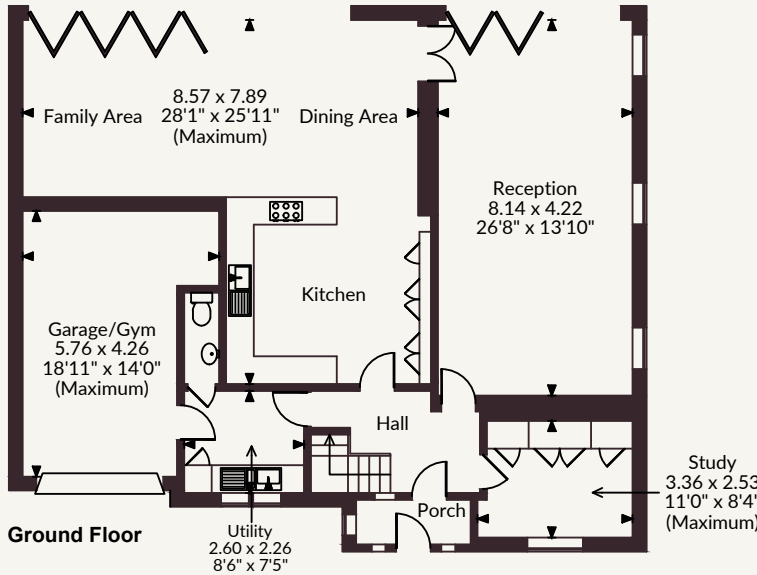
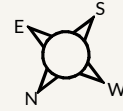
Garden

Freehold | Town

Guide price £1,375,000



Mount Grace Road, Potters Bar
 Main House internal area 2,428 sq ft (226 sq m)
 Garage internal area 224 sq ft (21 sq m)
 Summer House, Stores & Office internal area 399 sq ft (37 sq m)
 Total internal area 3,051 sq ft (284 sq m)



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