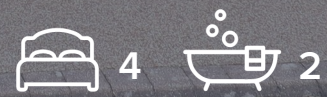




## 4 Green Meadow

, Potters Bar, EN6 1LL

Guide price £875,000





## 4 Green Meadow

, Potters Bar, EN6 1LL

\*\* Guide Price £875,000 to £900,000\*\*

Located in Little Heath, Potters Bar on a private cul-de-sac, is this detached, four bedroom home with a garage and off road parking.

A welcoming entrance hall leads through to a dual aspect lounge. A beautiful box window adds character to the property and is the ideal spot for a dining table or Christmas tree. The feature fireplace creates a cosy feel and the large sliding doors offer views out to the garden, bringing the outside in. An ideal spot for watching many various types of the wild birds that regularly visit and enjoying evening sunsets.

The kitchen is bright with views and access to the garden. There is additional access to the garage which could be converted into a further reception room, subject to any relevant planning requirements. Completing the downstairs is a WC.

Upstairs are four bedrooms. Bedroom one has a box bay window, fitted wardrobes and an en-suite shower room. A three-piece family bathroom completes the living space.

Outside is a mature, landscaped garden with a patio area, neat sloping lawn and plenty of trees and shrubs, as well as a shed for storing all your gardening equipment. Access to the front and garage is down the side of the property via a side gate. The garage has an up and over door, electricity and houses the boiler. There is space to park two cars and additional guest parking to the front.

For families looking for schooling, this property is ideally situated a short walk away to many State and Independent schools. Potters Bar has many shops and restaurants and for those needing to commute into London the mainline station can get you into Kings Cross in less than thirty minutes. Fast road links to the M25 and A1M are also close by. The perfect family home.

### Entrance Hall







**Lounge/Diner**  
22'84 x 10'29 (6.71m x 3.05m)

**Kitchen**  
15'15 x 7'84 (4.57m x 2.13m)

**Cloakroom**

**First Floor Landing**

**Bedroom One**  
12'52 x 10'42 (3.66m x 3.05m)

**En-Suite**

**Bedroom Two**  
14'16 x 8'44 (4.27m x 2.44m)

**Bedroom Three**  
10'42 x 9'94 (3.05m x 2.74m)

**Bedroom Four**  
8'18 x 7'95 (2.44m x 2.13m)

**Family Bathroom**

**Garden**

**Garage**

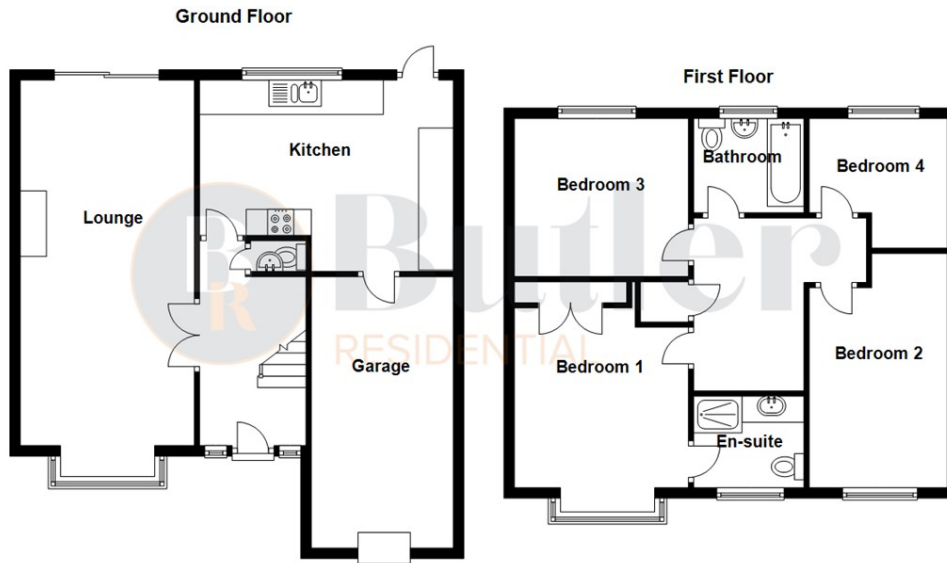
**Parking**

**Council Tax**





## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

## Viewing

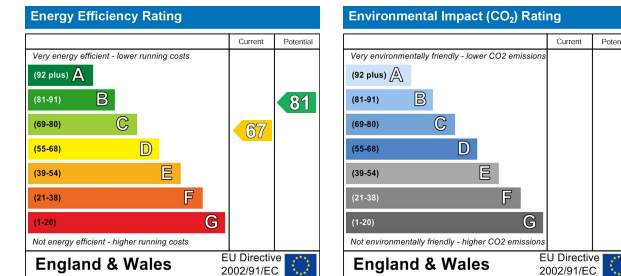
Please contact us on 01438 584400 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



**Address:** Suite 2, First Floor, Unit B, Balbir House Norton Green Road, Stevenage, SG1 2LP

**Tel:** 01438 584400

**Email:** hello@butlerresidential.co.uk



butlerresidential.co.uk