



17

— HIGHVIEW CLOSE —

Well presented maisonette with private entrance and garden, offering bright accommodation within a quiet and conveniently located setting.

Guide price: £250,000 – £275,000

This well-presented one bedroom maisonette offers an excellent opportunity for first-time buyers, downsizers, or investors alike. Spanning approximately 508 sqft, the property provides a bright and well-proportioned living space throughout.



This home comprises a spacious reception room, a fitted kitchen, a generously sized double bedroom, and a modern bathroom. The layout is both practical and inviting, with ample natural light enhancing the overall feel of the home.

A particular highlight of this property is the private garden, offering a wonderful outdoor space ideal for relaxing, entertaining or gardening. The maisonette also

benefits from its own private entrance, adding to the sense of privacy and independence.

Situated in a quiet residential close, this home combines peaceful surroundings with convenient access to local amenities and transport links, making it a highly desirable option.





Location

Highview Close is ideally positioned in a quiet residential cul-de-sac just off Potters Bar High Street, placing a range of everyday amenities within easy reach. The town centre offers a selection of supermarkets, cafés, restaurants, and local shops, making it a convenient setting for day-to-day living, while nearby schools, healthcare facilities, and leisure options enhance the area's appeal. Properties in this location are particularly sought after for their balance of suburban tranquillity and accessibility.

For commuters, the property is within walking distance of Potters Bar mainline station (approximately 0.7 miles), providing fast and frequent services into London King's Cross, making it ideal for those travelling into the city. The area also benefits from excellent road links, with easy access to the M25 and A1(M), connecting you to surrounding towns and London.

Potters Bar is well regarded for its attractive green surroundings, with a number of open spaces and countryside walks nearby. Residents can enjoy access to local parks and recreational areas, as well as nearby green belt land, offering a peaceful environment and plenty of opportunities for outdoor activities. The combination of convenient transport links, local amenities, and access to green space makes Highview Close a highly desirable location for a range of buyers.

Message from the Owner

If you are looking for a home that offers genuine quiet, this property is a must-see. Tucked away in a cul-de-sac, it provides a level of stillness that is hard to find so close to the town center. Having lived here for the last 10 years, we have enjoyed a consistently green and peaceful environment—a true neighborhood gem.

Despite the secluded feel, you are perfectly positioned to enjoy the very best local amenities on foot or by a short drive, with Oakmere Park just a 2 minute walk away & Tesco Superstore a 6 minute walk away.

For the past 10 years, this home has been a sanctuary of calm. The surroundings remain wonderfully green, providing a settled and restful atmosphere that makes it easy to forget how central the location actually is.



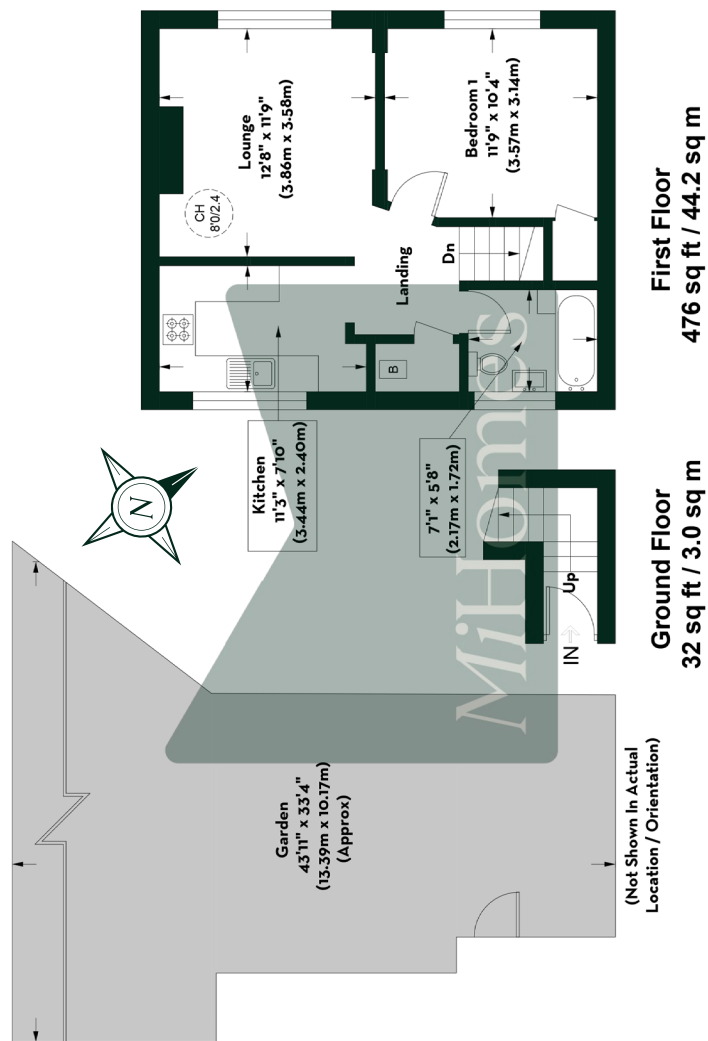
Floorplan:

17 Highview Close, Potters Bar,
EN6 5PF

- Lease length: 89 years
- Service charge: N/A
- Ground Rent - £150
- Permit parking - £35 pa
- EPC rating: C
- Council Tax Band: Band C
- Approx. Gross internal floor area:
508 sq.ft / 47.2 sq.m

Property overview:

- One Bed Maisonette
- Leasehold - 89 years Remaining
- Private Garden
- Own Private Entrance
- Bright & Spacious Reception Room
- Well Proportioned Double Bedroom
- Ideal for First Time Buyers or Investors
- Quiet Residential Location
- Easy Access to M25, A1 & M1



This plan is for layout purposes only, not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID: 1291028)

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