



WELCOME TO POTTERS BAR

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11B MUTTON LANE
POTTERS BAR
HERTFORDSHIRE
EN6 2HU

Useful information to help you settle in, along with a few local recommendations to make your stay more enjoyable.

We've kept everything clear and easy to follow and shared a few of our own favourite spots nearby so you can experience the area like a local.

GUEST BOOK



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Andwell & Co

This home is proudly managed by Andwell & Co, a hospitality-led short-stay company run by Shaun and Toby.

○ MEET THE TEAM



Between us, we've spent years on the ground running homes like this. It's hands-on work, and we take real pride in doing it properly.

This isn't just another listing to us. We look after the space, and we care about the people staying in it. Every home we manage means something, and this one is no different.

We've set it up to feel comfortable and easy from the moment you walk in. Comfy bedding, thoughtful touches, free WiFi and clear communication. The kind of details that actually matter when you're staying somewhere.

We love hosting, and we hope you feel at home here.



From Shaun Toby & the
Andwell & Co team

QUICK ESSENTIALS

○ REFERENCES

Property Address

11b Mutton Lane
Potters Bar
Hertfordshire
EN6 2HU



WiFi
Scan to connect



Network: VX230v
Password: gexbH9Xm



Emergency Contact

+44 (0)7843956725



HOUSE RULES

ENJOY YOUR STAY AND TREAT THE
SPACE WITH THE SAME CARE AND
RESPECT AS YOUR FAMILY HOME.



- **No parties or gatherings**

This is a residential building, so gatherings, parties, or events are not permitted.

- **No smoking or vaping**

Smoking or vaping is not allowed anywhere inside the property or building to keep the space fresh for all guests.

- **No visitors without permission**

Only registered guests are allowed in the property.
Visitors must be agreed in advance.

- **Shoes off indoors**

Please remove shoes at the door to help keep the property clean and hygienic.

- **Pets**

Pets are only allowed if pre-authorized in advance. A pet cleaning fee must be paid to protect future guests, especially those with allergies.

- **Noise**

Please keep noise to a minimum, particularly in the evenings after 7pm to respect neighbours. We want to maintain a calm and comfortable environment for everyone.

- **Noise monitoring**

A noise monitor is in place inside the property. It does not record conversations, only sound levels.

- **CCTV**

CCTV operates in communal areas outside the building for security. This may be used as evidence if required.

Failure to follow house rules may result in additional charges or early termination of your stay.

HOW EVERYTHING WORKS



Heating & Hot Water

- **Thermostat Location:** The thermostat is located on the left-hand side of the bedroom entrance.
- **Turn the Heating On:** Press the ▲ (up) button on the right-hand side to increase the temperature.
- **Turn the Heating Down:** Press the ▼ (down) button to lower the temperature.
- **Recommended Temperature:** For a comfortable stay, set the thermostat between 20°C and 22°C.
- **Please Be Patient:** After adjusting the temperature, the heating may take 10–15 minutes to warm up.
- **Top Tip:** If the display is blank, press any button to wake the screen before adjusting the temperature.



Please help us recycle.

- Bins are located at the rear of the property.
- Use the exit door in the kitchen..
- Please rinse containers before recycling.



Parking

- If you require parking, we can arrange parking for one vehicle at the nearby station car park, approximately a 3-minute walk from the property.
 - There is on-street parking under a first come first serve basis. (charges may apply)
 - Parking is at your own risk
-

HOW EVERYTHING WORKS



TV & Entertainment

- Turn on using the remote
- Smart TV apps available (Netflix, etc.)
- Log into your own accounts if needed and remember to log out before leaving

Bathroom

- Please avoid blocking drains and dispose of items in the bin provided
- Ventilation: Keep door and window open after showering

Washing Machine/Dryer

- We recommend a short cycle at 30°C for most clothes
- Turn the dial to select the programme, choose your settings, then press start
- Please do not dry clothes on radiators

Other

If you need help using anything in the home, send us a photo and our team will guide you through it.

LOCAL ESSENTIALS

○ IF YOU NEED DIRECTIONS OR ANYTHING MORE SPECIFIC, JUST MESSAGE US.



Local Supermarket Sainsbury's

Just 5 minutes away,
perfect for picking up
groceries, snacks and
everyday essentials
during your stay.



Local Pharmacy Boots Pharmacy

Convenient for
prescriptions, toiletries,
travel essentials, and
everyday items during
your stay.



Local Station Potters Bar Station

Direct trains to London
King's Cross in around
20 minutes, with easy
connections across
Central London. The
station is also
surrounded by local
shops, cafés and
amenities.



PLACES TO EAT

○ OUR FAVOURITE PLACES NEARBY



Favourite Café **Mardley Hill Deli** **Café**

Our favourite, popular local café just a short walk away, serving breakfast, brunch, coffee, fresh juices and healthy dishes in a relaxed setting.



Favourite Bar **The Old Manor** **Pub**

A charming, traditional pub with a rustic manor and barn-style setting, a lovely beer garden and relaxed atmosphere. Enjoy British pub classics, Sunday roasts, craft beers, wines and cocktails.



Favourite Restaurant **Macaroni Restaurant**

Welcoming Italian restaurant serving fresh pasta, pizza, risotto and traditional Italian dishes, made with quality seasonal ingredients. A great nearby choice for a relaxed lunch or evening meal.



LOCAL PLACES

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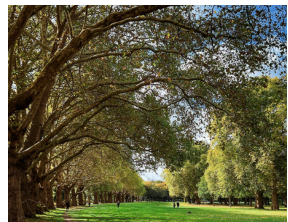
Hatfield House

A stunning Jacobean country house with beautiful gardens, woodland walks and a rich history, perfect for a day out.



Green Space Parkfiled Open Space

Offers a lovely nearby space for walks, fresh air and relaxing outdoors, with lakes, walking routes and landscaped areas



Access to London

Potters Bar Station provides direct trains to London King's Cross in around 20 minutes, making Central London easy to reach for sightseeing, shopping or work.



EXTEND YOUR STAY OR LATE CHECK-OUT

○ EXTEND YOUR STAY



If you need to extend your stay or need a later check-out to catch a night flight, just message us a week before and we'll see what's possible.



We'll always try to help, but it depends on the next booking and our cleaning schedule.

If a late check-out is available, there will be a small fee. This helps cover the extra time and staff needed to get the property ready for the next guest without rushing the clean.

Let us know as early as you can and we'll do our best to make it work.

CHECKOUT INSTRUCTIONS



Check-out is **by or before 10am** unless agreed otherwise.

- ✓ Leave beds unmade and place **towels in the bath** or shower
- ✓ **Wash dishes**, load and start the dishwasher
- ✓ **Empty fridge**, cupboards, and bins
- ✓ Place **bins outside**, see instructions provided
- ✓ **Turn off lights**
- ✓ Close and **lock all windows and doors**
- ✓ **Return keys** to the lockbox

Send me a message to say you have checked out

WE APPRECIATE GUESTS WHO
TREAT THE SPACE WITH CARE
AND LEAVE IT CLEAN AND TIDY,
JUST AS THEY FOUND IT.

Andwell & Co



Book Your Next Stay

If you've enjoyed your stay, you can book your next stay by scanning the QR code.

It's the quickest way to check availability across our properties and access our best available rates.

andwell.bookeddirectly.com

andwell.co.uk

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