



Mount Grace Road, Potters Bar, Hertfordshire, EN6 1RD

£650,000

- CHAIN FREE
- POTENTIAL TO EXTEND TO SIDE AND REAR (STPP)
- CLOSE TO DARKES LANE HIGH STREET
- SUPERB GARDEN
- PREMIER ROAD
- BASEMENT ROOM WITH POTENTIAL TO CONVERT
- TEN MINUTE WALK TO POTTERS BAR MAINLINE STATION
- OPEN DAY 15TH FEBRUARY

108, High Street, Potters Bar, EN6 5AT

01707 245 555

www.home-counties.com

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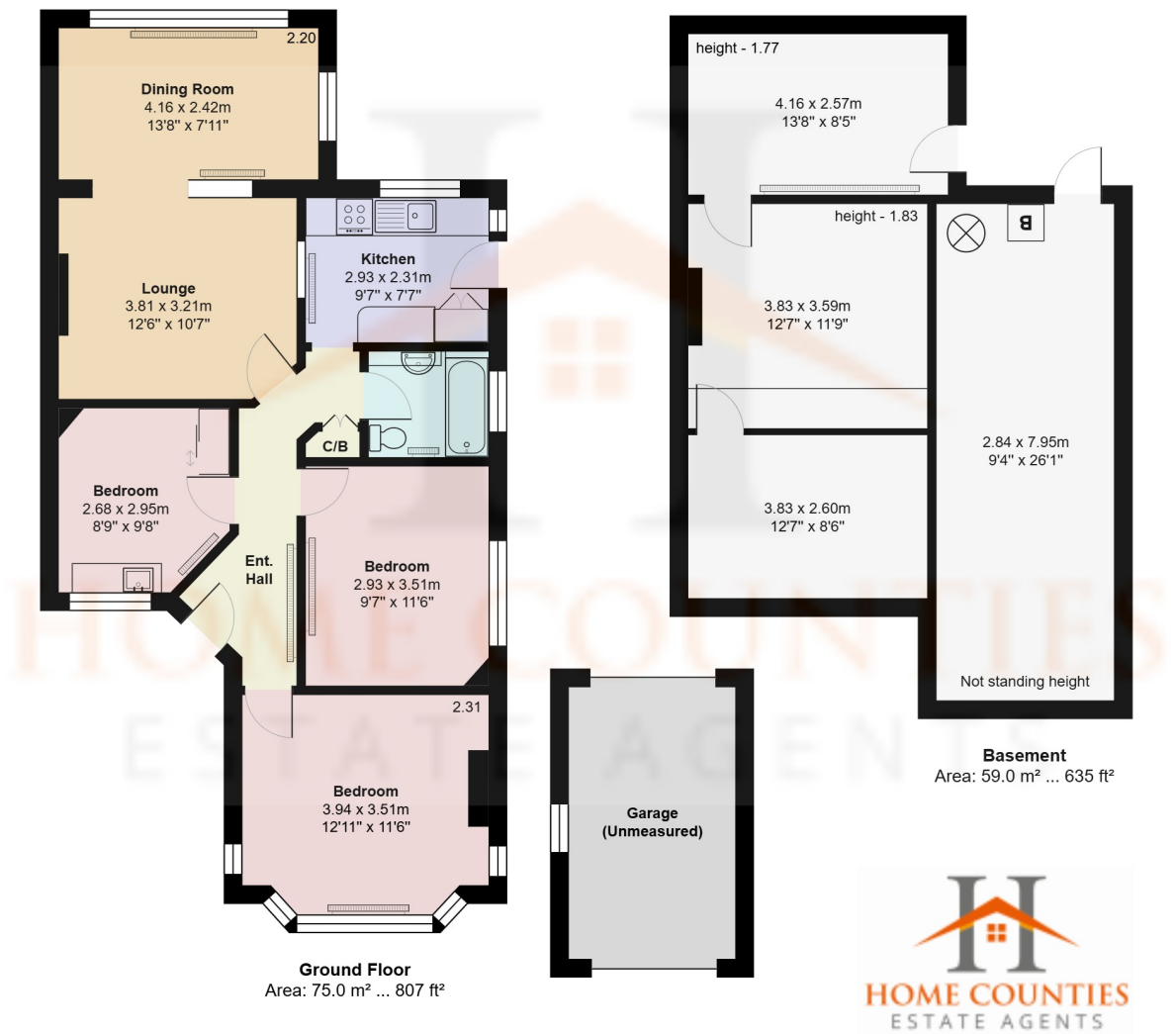
£650,000 Freehold

Exciting Development Opportunity –Detached Bungalow in Potters Bar

This detached bungalow, situated on a prestigious road in Potters Bar, presents an exceptional opportunity for modernisation, extension, or a complete rebuild. Offered chain-free, the property offers great potential to create a stunning family home.

A unique highlight of this home is the basement with two rooms, offering potential for further excavation to increase usable living space. With scope to extend to the side and rear, convert the loft, or undertake a complete rebuild (STPP), this property is perfect for developers or buyers looking to create their dream home.

Don't miss out on this rare opportunity—contact us today for more details!



Total Area: 134.0 m² ... 1442 ft² (excluding garage (unmeasured))
All measurements are approximate and for display purposes only

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

